

PLANNING BOARD
FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, May 3, 2016

7:00 p.m.

in

Second Floor Meeting Room
344 Broadway
Cambridge, Massachusetts

H. Theodore Cohen, Chair
Catherine Preston Connolly, Vice Chair
Hugh Russell, Member
Steven Cohen, Member
Tom Sieniewicz, Member
Louis J. Bacci, Jr., Member
Mary Flynn, Member
Thacher Tiffany, Associate Member

Iram Farooq, Assistant City Manager

Community Development Staff:

Liza Paden
Stuart Dash
Suzannah Bigolin
Swaathi Joseph

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I N D E X

PAGE

GENERAL BUSINESS

Update from the Community
Development Department 4

Adoption of the Meeting Transcript(s) 8

Public Hearing

7:00 p.m. PB#308, 95-99 Elmwood Street, Special Permit to demolish the existing building and construct a new 34-unit residential building with approximately 480 square feet of retail and 34 underground parking spaces pursuant to Section 19.20. The applicant is 95-99 Elmwood Street.

8

General Business

PB#236 - Porter Square Hotel Design Review of the garden plans and the rooftop mechanicals. 208

Inclusionary Housing Report discussion
(Continued)

(Index Continued on the Following Page:)

I N D E X (Continued)**PAGE**

PB#198 - Discovery Park, Determination of a Minor Amendment to modify the design of Buildings 400 & 500 by adding an upper level connection to the previously approved footprints. If the Planning Board determines the changes to be a Major Amendment to the Special Permit, a public hearing will be scheduled and advertised for a later date. If this is determined to be a Minor Amendment, there will be a design review of Buildings 400 & 500 following the determination.

186

Keyword Index

PROCEEDINGS

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CATHERINE PRESTON CONNOLLY: Okay, the hour having now arrived, this meeting of the Cambridge Planning Board will now come to order. Our first item of business is an update from the Community Development Department.

IRAM FAROOQ: Thank you, Madam Chair. With our new equipment there's actually no room on the podium for the microphone so I'll hold it.

So in terms of updates on what's coming up, well tonight's agenda is busy and I think everybody has it. In addition to this public hearing, I think the item that you all will be interested in in addition to all the cases, is an update on the inclusionary housing study that we have recently concluded and that has been forwarded to the City Council. And at this stage

the Board does not need to take any action. This is more of an informational meeting to provide just a little bit of an update of what went into the report, but also primarily to hear questions that you might have come up with as you were reviewing that or as you listened to what Chris Cotter has to say about the process. Because the procedure that we're following is that in over the coming weeks we will have a series of meetings, some convened by the Housing Committee, and then meetings like this one that CDD will have with this Board, with the Affordable Housing Trust, and other members of either neighborhood groups, business groups who are interested to help people understand and also to gather all the questions, because we will have the consultant who is based in California, we will have her in town sometime in June most likely. So either

late May or early to mid-June. We're trying to pin those dates down working with the Housing Committee, and we want to make sure that we give her all of the questions that come up so that when she is on the east coast, she is actually able to respond to the questions that are most pertinent and what people want to hear about. So it's more of an information gathering or question gathering session by the way.

Our next meeting will be May 17th which will be the next public hearing on the MIT Kendall Square project.

And then on May 24th we'll have two public hearings scheduled on the Riverside neighborhood zoning petition and on the flat roof petition which you have seen before and then earlier incarnation.

At City Council on May 11th there is an

an Ordinance Committee hearing on the Stern petition. And on May 25th an Ordinance Committee hearing on the Riverside rezoning petition.

I also wanted to mention that the City Council's -- well, Government Operations Rules Claims Committee has been holding hearings on the process for hiring of a new city manager, and the process that they have come up with is to hire a consultant who will do a search, and the RFP for the consultant selection is out on the street right now and responses are due in I want to say approximately a week. I don't have the exact --

JOHN HAWKINSON: Thursday of this week.

IRAM FAROOQ: Thursday of this week?

Okay, so not a lot of time. So if you know of anybody who's good, please -- I want to make sure that people are interested in keeping up with how that process is progressing. So as we know more,

we will keep you updated.

Thank you.

CATHERINE PRESTON CONNOLLY: Thank you.

Liza, do we have any Planning Board transcripts to adopt?

LIZA PADEN: No.

CATHERINE PRESTON CONNOLLY: All right.

And then the first item on our agenda tonight is a public hearing for Planning Board Special Permit No. 308, 95-99 Elmwood Street. Is the proponent going to make a presentation?

ATTORNEY SEAN HOPE: Good evening, Madam Chair, members of the Planning Board. For the record, attorney Sean Hope, Hope Legal Offices in Cambridge. I'm here tonight on behalf of the petitioner, 95-99 Elmwood, LLC. We have the two managers, Mr. Billy Sanig (phonetic) and Adam Siegel. Both of them are realty professionals

and own a number of multi-family residential developments in Cambridge. They are planning on owning this building.

This is a multi-family, proposed multi-family building sited on four levels above underground parking. The location is 95-99 Elmwood Street in Cambridge. This is a dead-end street which you'll see during the presentation of the site plan and context photos, this is a dead-end spur that's only accessible through a short section of street through Somerville. It's also adjacent to a Linear Park, that's a multiuse path, that's about two -- approximately two miles long and it connects also as far as the Minuteman Path.

Part of the proposal will have 34 units and 34 parking spaces. We're here before the Planning Board because the project is over 20,000

square feet and it's considered an area of special concern, so by triggering that threshold we need a project design review. So we are seeking an Article 19 Special Permit.

The building is located in the Business A-2 District and so the size, density, and setbacks are all allowed within that envelope. The property is also in the Mass. Ave. and the North mass Ave. Overlay. It doesn't fall adjacent to Mass. Ave., so some of the requirements of the other things within the North Mass. Ave. Overlay District such as retail don't apply. There are some standards that do apply such as certain amounts of glazing on the ground floor which this project meets.

Also this project is sited adjacent to a residential neighborhood. As Mr. Quinn will show there are certain step back requirements that

control the height and the bulk plane from the rear of the building which we'll walk through.

As you'll see in the context photos, also this is a site that is very industrial-looking site. It's the home of Dick's Auto Body. So the both sites are covered by a very large asphalt paved auto body facility. So part of the proposal is to demolish the existing building and to build this building you see behind me.

One of the additional features is that there is no curbs and no sidewalks and so this is a major path for pedestrians to actually enter into this bike path, and so part of the proposal is to do significant site improvements. In addition to street trees we're also adding an ADA compliant sidewalk so that pedestrians will be able to come down Elmwood Street and be able to access the multiuse path which is a significant

amenity.

We have met with the Bicycle and Pedestrians Committee in terms of orienting the street, the access. There's also a series of trees that are along the path.

That we have also met with the city arborist and we have consulted with him as well as a landscape architect to come up with the proper trees species as well as some of the fencing that Mr. Quinn will talk about as well.

So right now I'll turn it over to Mr. Quinn to go over the details of the design. I do have points I would like to make about the designing. Thank you.

CATHERINE PRESTON CONNOLLY: Before you leave, Mr. Hope, you noted that the site is accessed through the City of Somerville and you mentioned a number of City of Cambridge

committees and departments that you talked to.

Can you speak briefly to what outreach has been made to the City of Somerville?

ATTORNEY SEAN HOPE: So like most projects in Cambridge, we as part of the Special Permit criteria, we have reached out to neighbors and abutters and especially the departments that are required under the Special Permit guidelines. Recently we have been contacted by interested parties in Somerville. We do have a meeting scheduled for later on in May that we're actually going to meet with some community groups and by a city councillor. In terms of departments we have dealt with their DPW Department. We have met with them several months ago as just part of the application process. This an unaccepted street. There hasn't been this type of residential development so things like utilities, water,

sewer discussions have been had with their department. We haven't met with their planning department, but just in terms of the utilities we have met with their DPW and I believe their water department.

CATHERINE PRESTON CONNOLLY: Okay.

PETER QUINN: Good evening. My name is Peter Quinn of Peter Quinn Architects in Davis Square. I'm happy to present a 130 scale model that we have made to show the locus and the context. I'll also take you through the context with photographs. I have as a courtesy set of this presentation that we're making and I'll just put it out here.

Starting with the context I just want to orient all of you. You have the Linear Park here that comes from Davis Square, which is about a quarter mile up that way. This is Elmwood

Street, and this is the Somerville --
approximately the Somerville/Cambridge line right
here. Right there.

So most, most of Elmwood, a part of
Elmwood is in Somerville and half is in
Cambridge.

There's a connection to the Linear Park
which has been neglected. It's just a chain link
fence that's been cut open at this end and we
hope to approve this situation. Of course down
here this is the Trolley Square development,
Mass. Ave.

This up here is the 7 Cameron development
I think with 54 units that was finished a couple
of years ago, and there's a number of
developments that have happened a little further
up from Mass. Ave. up here.

Over in this area here is the Davis

Square Lofts and Canterbury Brook development that's been going on for several years. There's one site left on that property where there's a parking lot there now.

This is a view that you have when you look down Elmwood Street a little bit off to the side. This property is a two-story that goes through the block all the way to Cameron Ave. that's right through here. That's an off site. Our site begins with the brick building right here. It overlaps a little bit with the block building. The White building here. And there's about a 15 to 18-story height mass that leads up to the Linear Park right here. This is of course the bus yards with the bus repair garage there as well.

Looking back down Elmwood into Somerville, this is the corner. We're actually

standing right on I would say right on the town -- the city line between the two.

There's an empty lot here on the end which is contemplated now for development, and beyond that are mostly two and three-family units all the way up to Elm Street.

Canterbury Brook, which is a narrow lane which comes through here, that's coming off Cameron Ave. You'll find it right there. That leads to the Canterbury Brook development.

Out on Cameron Ave., probably you've all seen this. This is a gas pressure building that sits right adjacent to the Linear Path behind some trees, but it pops out here and it's got these murals on it. These are all -- these are our abutters from the front. To our rear they're all two-and-a-half story and three-story buildings. Two units. This is actually, I think

in here this is a bed and breakfast. One of these buildings, I'm not sure which.

I'll give you an idea further up, another three-story triple decker. This is that commercial building that comes all the way through, through the block to Cameron Ave. And in the back, this is, this is the view that all these units have, all these residential -- residences have of the back of our building. It's about a 15-foot high block wall. Mostly block. There's some brick in it. And, you know, we propose to take this down, leaving some of it as a fence, but for the most part this will be removed and we will build further in per our required setbacks.

This is the sort of the -- sorry, this was in the winter, but this is that parking area that sits across Cameron Ave. from us -- I'm

sorry, across Elmwood from us which is part of the larger Canterbury Brook development.

This is a really strong view that we have of our site over the fence, over that parking lot that I just mentioned. Down at the Linear Path itself on the left is the bus yards. And just around this bend here, this Linear Path takes a sharp bend and you come right out to Mass. Ave. and the Trolley Square development.

Here we are a little further up, we've made it around the bend and Mass. Ave. is right here. You can see it's all very close to one another. Just separated by the bikeway, the Linear Path.

Another view of that.

This is the 7 Cameron Ave. Apartments that we finished a couple years ago. The major crossing on Cameron that continues the bikeway

out to Alewife.

A view along in the opposite direction along the Linear Path. This is -- are the Canterbury Brook complex. They have a longer name for the specific buildings. They're mostly three-story, but very high buildings because of the high loft spaces that were in there originally, more or less, three-and-a-half stories of the view of that. This is another view of the city town line.

Just to reiterate the zoning that Sean mentioned. I superimposed the two zoning maps, one from Somerville and one from Cambridge, so we can see how the context fits together legally. Our site is right in here in the BA zone. This is the open space of the Linear Path.

Mass. Ave.'s down here. So all this area in through here is all BA-2, business A-2.

So the area, this is the same Linear Path, just offset in Somerville. They also have a very similar district called Res. C which allows an FAR of two and three stories of height. Not four, but it does allow 40 feet, so it's very close to the Business A-2 which allows 45. And most of the Canterbury Brook development is under the RC.

All right, so this is our site plan. We do have a landscape plan that I'll go into a little bit later, so I just wanted to show you all the moving parts of this thing.

We have basically, the basic layout of the building is that we have a ramp that comes down one side. This is the white commercial building on the right-hand side that I mentioned before. For orientation this is the Linear Path, this is Elmwood, and a little further up this is

the back of Cameron. These are the backs of neighbors here.

The basic layout that we've tried to do is to have a ramp that leads down to the fully underground basement. We only have one parking space at grade, that's a handicapped spot, right here in this little notch area here.

This is our property line, but because Elmwood is completely undeveloped, it doesn't even have sidewalks, it has no curbs, nothing, although I think on the other side it's a small amount of curb work was done by that developer. We correspondingly have tried to do some work here, putting in street trees, putting in sidewalks that would pick up at our property line. This is about two-and-a-half, maybe -- I think at the most it's five percent grade so it does constitute a handicap walk. And that would

connect directly to the bikeway up here.

This is wide enough to allow bikes to go up to the Linear Path as well as pedestrians.

And we have crossing here into our ramp as well with adequate sight lines from that, from that location.

We'd like to -- we'd like to see this as, you know, as a real enhanced path with street trees on one side to create kind of a shaded area. And what happens is when you get to the end of this, we do have a small community-oriented retail space which, you know, we're taking a little bit of a risk here, but we'd like to see if there's something that could relate to the bikeway into the Linear Path on a kind of a seasonal basis or during the day or mornings when people are routing on to this thing out to Davis Square or out to Mass. Ave. And

we've created a little outdoor patio area out there as well. If you have a bike, you take it around to the back, we have a covered bike shed back here. You can see it on the model as well. And that's just a one-story structure that's all secured. So if somebody would bring a bike in, go into the back, lock it, and then come back into the building.

The building itself is broken up into a number of different volumes. We have a number of fronts to it. We have this major, I mean a number of responses that are necessary. This is a major view here as you come down the Linear Path, so we try to make quite a generous entry. We think people will generally come from the Linear Path to the building, and if they do come from Mass. Ave., for instance, they will probably come from this way. There's actually an access

through the building where you actually see out to the Linear Path, and as well as you come down the Linear Path, you see this large broad front, so we have two doorways, one kind of a little bit more private and one quite covered.

In the back we have patios that are built out over the garage that extends beyond the building. We've kept -- in the brick wall to a certain height I think to six feet and topped it off with a bond beam so that leaves, whatever landscaping on the neighbor's side is undisturbed. And we have a small exit that comes out of the garage as well.

We have a secondary entry off the Linear Path if somebody's coming from this direction and needs to go directly in. So we provide a gate there. And we've gotten permission to do all of this through the City's easement that they own or

they have with the MBTA.

We do intend to replace a lot of trees in here or prune them, get them back in shape.

There's some degeneration of a lot of that. And enhance the landscape in general, put in a -- there's some fencing here now, but most of it is not adequate so we would match the type of fence that's typically used there.

This is our underground garage. Come down the ramp, we have 33 spaces down here as well as trash areas and recycling areas. Some of the spaces do require a three-point turn to get into and we're showing how that all works. Happy to go over that if you'd like.

Typical floor, this is actually the second floor, we have a -- we have quite a large span of units from studios to three-bedrooms which we think will serve the market well. You

can see here we have nine, three-bedrooms.

Essentially 12, two-bedrooms; three, ones and then ten studios. This provides quite a bit of variety in a rental market. This is a rental building and people serve that market well.

Typical layouts, you know, the larger units at the corners and the smaller units in the center.

And we just stack it up to the third floor and then the fourth floor. I think I might have lost the fourth floor on here, but you can see it elsewhere.

The fourth floor sits as a much smaller footprint than the overall footprint, probably half the building.

This is the bike shelter as well.

Okay. So take you through a series of 3-D models to give you an idea and of course you

can see this as well.

This is looking over Elmwood.

This is our major entry feature right in here.

This is that new sidewalk that is just off of our site on the city land with a small ramp that leads up here.

This is the ramp down to the parking of course.

Then on the fourth floor, as I was mentioning, that does step back on this side and has a very significant step back on the other side from the residential district over here. And the Linear Path there.

The building is divided up into discrete volumes. There's kind of an embracing volume at the bottom here that then is split between front and rear to add this much larger four-story

component in the building, but it also opens up to bring an entry right into the building on its front and it does the same on the other side which you'll see in a second.

That's the -- that's a view over the Linear Path. Again, looking at our little retail corner here, trying to create a little bit of an inviting corner, a little hangout space, the building is -- we've done everything we can to make this building as oriented to the bikeway as possible, including inviting people who are just on the Linear Path on their way to come in and participate in this little community center here.

And this is our secondary entry into the back there.

This, you'll see here this big cut, you'll see it in the next slide, that's the back of the building. That's the bike shed there.

Retained brick wall and patios here. There's actually some landscaping here. For some reason it didn't -- that gives you an idea of the Linear Path here. And front volume and back volume and this thing that pops up in the middle with its own character.

That's our big view coming down the Linear Path and you see how that provides a really broad expanse and then we create an arch -- I mean, a big opening in here, that little bit right there is the chain link fence that's in front of you. And then this all, you can see how it all steps back so that it does not impose itself immediately as a four-story building.

And this is a view looking down Elmwood. Seeing that same entry, this big opening and there's the ramp going down. We have this middle

section that pops up here is a little bit playful. It's kind of inviting angles into the building. Once you're in the building, you seep right out into the Linear Path as well.

This is the view that you would have in the Linear Path of the secondary entry that comes off Linear Path as well. Both entries are marked with this kind of orange color. It's a wood panel.

This is a close-up of the way we envision this patio here with a nice generous bench. I think the fencing will be slightly different here. Since we did that, we were asked to create a walkway that would be inside the property line to the rear so that this fence would actually end right about there. And, you know, we have a nice glazed corner with a little shop in there.

And these are the two of the elevations.

Fiber cement and aluminum windows are the most common, interior and exterior. I do have some exterior boards as well. Here we go.

So we use a combination of different colors and wood-like finish with these metal French balconies, Juliet balconies or railings like that.

And then this is a building we did in Somerville, actually, where we used these kind of color panels as well, what we're contemplating up here, proposing to put up here. So this is a kind of a mix of geometries, a little bit playful, but it's also set back so your eye has to travel to it to find it.

Landscape plan. So we have a five-foot high fence along the perimeter here, not too high. We just want to, you know, create a little bit of safety. And then we have -- there's a

series of trees that are either replaced or enhanced in here. These are our new street trees, planting areas just scattered around, just a coherent edge. And the typical material would be this aluminum fence, five feet high. Didn't want to make it too high. Not -- it's kind of a barrier but just to create a sense of separation. And this will be the bench that we contemplate for the little commercial area here and its outside patio. Typical walkways that we would use in through here, and you can see some of the other images.

We have a little bit more of a privacy fence back here where the building, you know, back in this area here where the existing building does not exist. We do a slatted type of fence in the back there. Close board.

This will give you an idea here if you

look at the section here. This is actually our building in relationship to the street is a couple of feet above it, which is one of the reasons why we created a sidewalk that has a ramp in it. But then we slope down to the street line, existing street line here with some curbs and create a planter strip there. So our building is right here. You've got a little bit of planting, five-foot setback in through here. And then the -- our sidewalk and then the slope area I mentioned, the slope planting area.

And just some technical to the elevations.

I'll show you. I wanted to point out that this is a section from front to rear. So that little section I just showed you with the sidewalk was right out here. So now we are inside the whole building. We've gone through

the elevator.

But the main thing I want to show is that this is our rear property line here. This is a separate drawing over here. This is our rear property line. We have a 50-foot setback from the residential district which starts on that property line. That setback requires that the building not exceed 35 feet until you're at least 50 feet away. So we maintain that. You know, as you can see, the fourth floor is really just a half story for the purpose of a footprint. And that it actually gives a nice graceful step down to the lower structures.

We did do a shadow study which is in your packet as well. You know, that we typically will show the additional shadow created by the building in the other color, in this case it's yellow here. So additional shadow we're starting

with March or September 21st. So because the building goes right out to the property line to 15 to 18 feet, there's some differences. You can see that reflected in the shadow. That's the existing shadow. So we don't actually create that much more. Even though we have a taller building, we're pulled back. So I think -- you know, I also want to say as you see with these shadows, the setback that's required of -- to residential of 50 feet, not to exceed 35 feet in height, actually works very well to protect our Cameron Ave. neighbors, because the amount of additional shadow is created by a large building such as ours, is actually very minimal. It's a little bit more in the morning here. At noon there's none, and late in the day, of course, we're in the later direction.

This one in the summer, of course, is

virtually no shadow. It's added a little bit right here.

And then in the winter even, there is some shadow that does in the early morning, that does project into the backs of these units, but by midday that's minimal. So if we had brought that fourth floor, you know, if the zoning had allowed it, you would have seen a bunch more significant shadow in through here. In that sense it does work. At this time of day we're shadowing out of the rooftop of the neighboring commercial building.

And that is it. I'm happy to take any questions. Thank you for your time.

CATHERINE PRESTON CONNOLLY: Did you want to say any closing words? Are you all set?

ATTORNEY SEAN HOPE: For right now.

CATHERINE PRESTON CONNOLLY: Does the

Board have any questions that you want to raise at this time or should we take public comment first?

LOUIS J. BACCI, JR.: Public.

TOM SIENIEWICZ: Public comment.

CATHERINE PRESTON CONNOLLY: Okay.

All right, when I call your name, you can come to the podium and speak into the microphone, spell your last name and state your address and you'll have three minutes to speak. If you haven't signed up already, don't worry, I will ask if there are any additional people who want to be heard before we move on from public comment.

So our first speaker this evening will be Marie Macchiarolo. My apologies.

MARIE MACCHIAROLO: Marie Macchiarolo, M-A-C-C-H-I-A-R-O-L-O, and I live with my partner

and homeowner Emily Balinger (phonetic) at 24
Cameron Avenue, No. 3.

This is going to be awkward. Thank you.
I love living in Cambridge and I love my
neighborhood and I plan to live here until I can
no longer make it up the stairs. And even then I
may not leave. So I say this because I have a
vested interest in being a good neighbor and
being a steward of our neighborhood. And I
appreciate Billy and Adam introduced themselves
to us, met with us, and answered our questions so
I'd just like to share some of the concerns that
we have shared with Adam and Billy throughout
this process.

We were disappointed to learn that the
proposed building will be four stories tall.
Even with the property line setbacks and the
building height step backs, this building will

drastically reduce our privacy and access to sunlight that isn't reflected in the two-dimensional shadow study.

We're also concerned that the 34 condensing units that are sited directly across from our porch where we spend many hours outside will be noisy. Billy and Adam assured us that these units will be properly screened and, therefore, will create little nuisance to us.

We're also concerned at the larger trend that is, that we see in North Cambridge in which Velo this development is a part. Several high end developments have kind of popped up in the last few years. The closest development being the Davis Square Lofts and Linea just down the bike path.

So the smallest, for some reference, the smallest units at Linea cost \$2400 a month for

just 750 square feet. The largest unit is \$5600 per month for a four-bedroom family unit.

Similarly it's at 7 Cameron, the smallest units available are \$2300 a month. So following the HUD guidelines for housing affordability, this means that individuals can make no less than \$96,000 a year, and families no less than \$224,000 a year without being cost burdened.

Recently a family sold their three-unit building across the street from us on Cameron and it was redeveloped into condos that are selling for nearly \$700,000 which equals a mortgage payment of about \$3500 a month.

So putting that into perspective for this development, we'll just start with the neighborhood, the median household income in North Cambridge is \$66,000 which means that individuals should be spending no more than \$1600

a month on housing. So assuming that these properties are managed in a way that the prices are similar to Linea and 7 Cameron Avenue, we're deeply concerned at who will be able to afford to live in this neighborhood.

There are three large trees at the rear of our neighbor -- of our and our neighbor's property, and aside from Linear Park, these three trees provide the largest contiguous canopies in the neighborhood. Two of these trees are very close to the current building and we're concerned that they will be damaged.

CATHERINE PRESTON CONNOLLY: Can you wrap up?

MARIA MACCHIAROLO: Sure.

CATHERINE PRESTON CONNOLLY: Thank you.

MARIA MACCHIAROLO: So, I would urge the Planning Board to include a condition in the

permit that if the trees are damaged, that they will need to be replaced in the process.

Thanks.

CATHERINE PRESTON CONNOLLY: Thank you.

Next is Emily Balingier (phonetic), you wanted to speak?

UNIDENTIFIED MEMBER OF THE AUDIENCE: I'm all set.

CATHERINE PRESTON CONNOLLY: Okay.

Next on the list is Michael Brandon.

MICHAEL BRANDON: Thank you very much. Good evening members of the Board. My name is Michael Brandon, B-R-A-N-D-O-N. I live at No. 7 Seven Pines Avenue. I'm the clerk for the North Cambridge Stabilization Committee which is the neighborhood association for this area and my street is about a block and a half, two blocks away from the site.

I guess initially I just want to get on the record for the Board's -- apparently there was some confusion and this hearing was scheduled without the Community Development Department certifying that the application was complete. And it appears not to be complete in various ways, including the new requirements in your rules that call for pre-application community process. So I would hope that after tonight's hearing and after you folks give additional input, that this hearing would be continued and re-advertised.

Another rationale for doing that is the on-site notice of the hearing is not -- there's no notice on the Linear Park or visible from the Linear Park and that's where the vast majority of passersby, thousands of people a day, and this will directly impact what's gonna happen there.

So I would hope that that would occur.

That being said, oh, I also -- just saw that Somerville alderwoman has contacted the Board saying that the Somerville folks who are very nearby, and the other half of the street is in Somerville, just got notice of this meeting five days ago and they're planning to have a meeting, and they asked also that this hearing be postponed or I presume that they would be happy to have it continued so that they can weigh in.

Is this a model this site?

CATHERINE PRESTON CONNOLLY: Yes.

MICHAEL BRANDON: Okay. We haven't seen that. We did invite the development team to one of our meetings and they did do a presentation. This was not available at the time. I think some of the photo simulations that are up there weren't, so I think we would like -- our group

would like an opportunity perhaps to meet with the developers again, although we got to see their presentation, we didn't really have time at a busy meeting to give feedback.

But just for the Board's benefit, some of the issues that we would raise or that have been raised and I think not fully addressed are environmental conditions at the site. It's heavily contam -- well, the whole area is a former industrial zone. You need me to wrap up?

CATHERINE PRESTON CONNOLLY: I do. If you can give the list.

MICHAEL BRANDON: A bullet list.

CATHERINE PRESTON CONNOLLY: That would be great.

MICHAEL BRANDON: Environmental conditions at the site.

Concerns about on-street parking adequacy

even though there's a garage.

Impacts on water pressure since I believe the plan is to tie into the Cambridge water supply.

Much more discussion and detail about the Linear Park entrance, the fence designs, the landscaping.

By the way, you know, we see that as a very positive part of this project as well as the change of use to residential.

Bike station that could be accessed by the Linear Park passing by.

And a definition of the commercial use. Shall I save it? I don't want to -- I know you have a long agenda.

CATHERINE PRESTON CONNOLLY: If you -- are you basically done or do you have much more there?

MICHAEL BRANDON: More affordable housing units based on the recent study that was done.

I'll edit, things that haven't been mentioned.

Construction mitigation plan.

Looking into the possibility of the City of accepting the street. My time is up so I'll leave it there.

CATHERINE PRESTON CONNOLLY: Thank you.

MICHAEL BRANDON: Thank you.

CATHERINE PRESTON CONNOLLY: All right.

Is there anyone else who would like to be heard on this matter?

Sir, come to the microphone.

I'll just point out to folks, there are lights both here and on the podium that will give you a signal so that you're aware, it will be green when I start it and yellow when you have 30 seconds left. And it's a new system that we're

all getting used to here so you can keep track of when you are running out of time.

JOHN AZZARITI: Cool. So my name is John Azzariti. I live at 24 Cameron Avenue. Spelling A-Z-Z-A-R-I-T-I. So I live at 24 Cameron Ave., No. 2. I would say I agree with pretty much everything -- or I do agree with everything that Marie said. There are many concerns of the project, aspects of the project. We did meet with the team and they don't seem they're coming from a bad place or anything. I definitely do have some concerns, and similar to what we were saying, too, the -- I was lucky that I bought when I did because as a, as a nurse, there's no way I could afford to live in Cambridge -- pretty much anywhere in Cambridge, but especially North Cambridge right now. So, you know, it's people that own there are getting priced out of even

just trying to justify staying which is a bummer.

One thing I was kind of sad about with Peter Quinn, and I know it probably wasn't intentional, the picture of that wall that you guys have. You showed the kind of sadder side of the wall. If you look at the wall from the back of 24 Cameron Ave., it's beautiful, it's nice brick, it's solid, it's got ivy, it's very nice. We're bummed to see that go.

I'm also concerned about the shadow study. Yes, at nine a.m. we might not see that much effect except for winter when the sun is important. But also in the early morning, I work nights mostly, so I get home, I will have sometimes a glass of tea with my wife before I go to bed and she goes to work and we do that on our back porch which is a nice, secluded slice of heaven. If you ever been to where I live, we

have probably the best privacy right now in Cambridge. Clearly I know that it can't always be that way, but it is a bummer.

My concerns are 34 units, you've got 34 parking spots. My understanding from one of the meetings is wasn't included, and there might be an additional price of those units if they want that spot, maybe that's not true anymore. You've got 34 units and then you have 34 guest parking spots. Now many of these are one-bedroom, two-bedroom, three-bedroom places, so you've theoretically got 100 extra cars that at any one time could be looking for a spot. Obviously that's not always going to happen, but we have a tight street parking as it is and that is definitely going to be a bummer when it comes to winter parking management and street cleaning times where we have elderly neighbors who park

their car at six p.m. right when they're allowed to park and then are afraid to move their car because they're afraid to park too far away and not be able to walk to their house. That's a bummer.

I'm also kind of bummed out about the increased noise, decreased privacy. We literally have a brick wall staring at us with ivy. We're going to add people that can look at us with patios all hours of day, night. Some concerns about that. Again, clearly I know we can't always have it looking the way it is. But, again, I work nights, I'm dealing with construction noises all day long. I'm dealing with debris from what's going to be a massive construction project, and losing out on the one nice slice of heaven that we have in North Cambridge.

CATHERINE PRESTON CONNOLLY: Thank you very much.

Anyone else? Yes, sir.

CHARLES TEAGUE: Peter, could you put up the photo sim looking from Davis Square towards here? I think it's probably back just a couple of slides. Yes, that one exactly.

Yes, Charles Teague, 23 Edmunds Street. I live which is just across Mass. Ave. and I walk the bike path everyday. And what I wanted to -- what I'm lobbying for nowadays is trees and particularly in Linear Park. And as some of you know I always say I'm one of the -- I'm the person who actually caught W.R. Grace cutting down a tree in Linear Park and they got forced to replace it with like four little trees, right? So this is -- the city does not really take really good care of the place. And this, this is

one of the narrow -- this is perhaps the narrowest section. But this was an alley and so it was the trees on each side matching trees.

So all along here and all along here. And what they've offered to do is work on the trees there, and I was -- because the city doesn't really replace any of the trees. What they did last year is they went through and carefully removed all the dead stumps so that you don't notice that all of these trees are missing. But I would really, I would really like to see this alley restored. And one of the troubles is that it actually should have irrigation.

So at one point for mitigation, for the Porter Square Hotel, John Howard was here from Porter Square Neighborhood Association wrote that trees and maintenance should be offered and that would -- if it could be tied into the building,

it's just because we're not taking care of our trees and that's what I'd like to lobby for tonight.

Thank you.

CATHERINE PRESTON CONNOLLY: Thank you.

BLAIR GALINSKY: Blair, B-L-A-I-R

Galinsky, G-A-L-I-N-S-K-Y, 88-100 Elmwood Street, Davis Park development. I have been in the neighborhood for about 20 years. The developer of the project across the street from Elmwood. I have extensive knowledge of the neighborhood. I know all the neighbors. I know habits and patterns of the neighborhood. I would be a great resource if Adam, Billy, John, Peter, would want to meet with us, we'd love to see the best possible development there. We're hoping you'll come and meet and work with us together with other creative members of the community. I know

you've met with the Cambridge side. On the Somerville side in our own side you have architect --

CATHERINE PRESTON CONNOLLY: Sir, can you speak into the microphone and direct your comments to the Bard this way. Thank you.

BLAIR GALINSKY: We would love to have the opportunity to work together to have the best possible neighborhood.

I want to bring to your attention that there will be three current developments concurring: Dick's Auto Body, the one you're hearing tonight, 35 units. Another Dick's Auto Body that's causing confusion in Somerville and that's a seven-unit development and that's just on the other side of the commercial building next to tonight's subject hearing. And then the parking lot on the other side of Elmwood where we

are, where we plan on doing another development. And I think it would be a real shame to consider the piecemeal permitting of these three projects without having a more comprehensive planning look at the neighborhood especially traffic patterns and parking. Dick's Auto Body had used the dead-end street of Elmwood for the private enterprise. It reads and it's used as a car lot, and the concern is that this will then just become another public parking lot for commuters or for people in the building who are underserved by the parking in the proposed project. What we'd love to see is the unaccepted street become a planning design project for the neighborhood to adopt, to become something that's so creative it will become the envy of every other neighborhoods. So, Trolley Square is a good example. It's a gateway known into the bike

path. This end of Elmwood Street deserves the same sort of treatment, a place where as neighbors we can come together and have a movie night. We can have food events. We can have the sunsetters do their performance. Right now there's nothing at this end of the neighborhood. And we've done it in other projects and other neighborhoods and it's really, really fun. People love it.

Other comments: We're looking forward to the Somerville portion of the project. We're hoping that there will be some more community involvement participation on the design. I do the snow removal down there. The City of Cambridge does not provide snow removal, so we need to consider where are we going to put the snow. Right now there's no place to place the snow. There's no place for snow removal. I

don't understand how the traffic's going to work. Cambridge does not come down there for the trash service. The area's not patrolled for parking, for ticketing right now. People can park out of state vehicles there for days and weeks on end. So I just would like to see more traffic and parking planning, and especially the public space planning. The idea to use that dead-end street to become the best front yard ever is an opportunity, you guys can't miss. It will make your project so attractive and valuable you really should consider it.

CATHERINE PRESTON CONNOLLY: Thank you.

BLAIR GALINSKY: Thanks.

CATHERINE PRESTON CONNOLLY: Is there anyone else who wishes to be heard on this matter?

NANCY BJORNSON: Hi, my name is Nancy

Bjornson, B-J-O-R-N-S-O-N. I live at 49 Locke Street right in Cambridge. I just have a couple of observations.

The first one is I was reading through the documentation and I was reading through the sustainable energy document, and I just noticed it referred to Parson's Crossing. I mean, there is just information in here that doesn't seem to relate to the project. So that was an observation.

And then I noticed that there was a document which listed the number of stories as only three when we know it's gonna be three and then four. And then that brings me to my biggest concern, and I'm not an architect, I'm not a designer, but just looking here at this picture, the bike path is not this wide here. It's smaller, substantially smaller in that section of

the bike path. And then if we could bring that back to the first picture, your opening slide, it brings me to just another observation.

PETER QUINN: This one?

NANCY BJORNSON: Yeah. The building on the right is two stories. So this building is three, four, but I'm not seeing that in this scale. And when I look at this, I see the exact same problem. That's not to scale. And I'm not an architect, but I would just like to see no typos and, you know, I just want to see it looking like it's actually gonna look when, you know -- that's all. So, thank you.

CATHERINE PRESTON CONNOLLY: Thank you.

Anyone else?

KEVIN YEARWOOD: My name is Kevin Yearwood. I live on Cameron Avenue and I apologize for being late, but I can't believe the

scale of what's going in here. We just had a three-unit -- three-story, 34-unit going in at the corner of Cameron Ave. and Fair Oaks, and I live on the other side of the corner. I see this. I've heard about building going up on Camp Street. Where are all the people gonna park their cars? We got -- let me try to be civil about this, but the building that was put up on Fair Oaks and Cameron Avenue was supposed to be condos. They rented it and therefore the people didn't have to buy their parking spaces. They're parking on the street. It's difficult for me to get into my driveway. And I was there before any of these people were there. And I went to school here. It's getting to the point where you're driving the residents out with all of this development.

Thank you.

CATHERINE PRESTON CONNOLLY: Thank you.

Okay, any further comments? Anyone who hasn't been heard?

(No Response.)

CATHERINE PRESTON CONNOLLY: All right. Anyone from the Board want to start us off with questions? Hugh.

HUGH RUSSELL: I have two completely unrelated questions.

The first question is the, is it correct that the fourth floor doesn't actually have a corridor on it or an elevator stop? They're mostly duplex units.

PETER QUINN: That's correct.

HUGH RUSSELL: On the third floor and there's one unit that has a stair that goes down?

PETER QUINN: Internal stairway, yes.

HUGH RUSSELL: Okay. And can you

describe the utility connections, which according to the text are somehow going to be on the Linear Path.

ATTORNEY SEAN HOPE: So, leading up to this the applicant actually did some research and met with DPW and had done the research to locate the utilities to connect with the Cambridge water and sewer system. The MBTA owns a parcel of the land in which the utilities would have to cross and aren't able to do that. So we have been in discussions with the MBTA to have an easement granted that would allow us to be able to connect to the Cambridge combined water -- sewer and water system. So we have actually, hopefully in the middle of that discussion we have -- in preparation for the application we actually presumed we would be able to connect to the Cambridge water and sewer system, so we made sure

we would be able to meet the requirements. So we went through the full process of meeting with the water department and the DPW department for the scale of the building, making sure that we have adequate systems. There was some mitigation discussed that if we were going to do that in terms of replacing and increasing certain size of sewer lines, but that's the research we've done and that's what we've done in preparation for the application.

HUGH RUSSELL: So the pipes would run down the Linear Path to where?

PETER QUINN: We would enter the Linear Path here and actually go, I believe we go outside the paved area until we meet the nearest main in that area there. So it would travel along just the edge of the strip. It hasn't been completely defined yet through the easement.

HUGH RUSSELL: So the connection is opposite your property?

PETER QUINN: Sorry?

HUGH RUSSELL: Is it opposite your property or is it farther down?

PETER QUINN: It's a little further down. It's near the Cameron Ave. area.

HUGH RUSSELL: And so there's a -- then a question that somebody posed which is how do you do that work in a very busy public, you know, sidewalk?

PETER QUINN: Right. Is that a rhetorical or -- we have a construction management plan obviously.

HUGH RUSSELL: I'm curious to know, you know, do you have to shut the path down for a period of time to do that? What's the strategy?

ADAM SIEGEL: My name is Adam Siegel,

S-I-E-G-E-L, I'm one of the project developers. The proposed easement is located in the grassy area, ten feet wide and it runs approximately 120 feet long from just under the community-oriented retail space up to Cameron Ave. where there's an eight-inch water main in Cambridge that has adequate water supply for the project.

HUGH RUSSELL: So I'm curious why can't you run it on your own property for most of that distance?

PETER QUINN: I think we probably would come out --

ADAM SIEGEL: Yeah, coming out. We are -- where the three-bedroom unit is, we don't have a plan of that here.

HUGH RUSSELL: Okay.

ADAM SIEGEL: It would be exiting around that space and then continue along the path, but

it wouldn't interrupt the actual paved section of the path.

HUGH RUSSELL: Except for the construction equipment.

PETER QUINN: Right.

HUGH RUSSELL: Okay.

CATHERINE PRESTON CONNOLLY: Okay.

Does anyone else have questions before we start taking general comments?

(No Response.)

CATHERINE PRESTON CONNOLLY: I have a question. All of the elevations and renderings shown nice, clean flat roof with absolutely no mechanicals on it. Is that what we're going to see?

PETER QUINN: No. There's actually -- there is a roof on the third floor and you can see that here. That's a screen enclosure.

CATHERINE PRESTON CONNOLLY: Okay.

PETER QUINN: And that's, you know, we use the much smaller profile heat pumps on these. This is probably oversized for what we actually need. It gives you an idea.

CATHERINE PRESTON CONNOLLY: So the fourth floor --

PETER QUINN: We don't plan on putting anything up there, other than, you know, there might be some fence or something like that.

CATHERINE PRESTON CONNOLLY: And this screened area, the heat pumps, is the only mechanicals that we would anticipate seeing on a roof?

PETER QUINN: At this point, yeah, that's what we're planning on doing, yeah.

CATHERINE PRESTON CONNOLLY: Okay.

HUGH RUSSELL: And that's basically

aligned with 3-4 Cameron Avenue?

CATHERINE PRESTON CONNOLLY: Yes.

TOM SIENIEWICZ: Just a quick question. Maybe you know the answer to this. The balconies on the fourth floor, are those included in the FAR calculation balconies above the --

PETER QUINN: I believe they were because we were aware of that. Yeah.

TOM SIENIEWICZ: Okay.

CATHERINE PRESTON CONNOLLY: Okay?

PETER QUINN: We left some FAR on the table and we're not 100 percent.

STEVEN COHEN: I have just one procedural question. We have our new regulations about predevelopment meetings with the community and so forth, and I certainly heard from the testimony that there have been interactions and meetings, but, you know, some of the comments suggested

that they didn't have the opportunity to meet or at least not in a way or in the depth or have access to materials that they might have wished, and I guess I'd just like to hear from the applicant and then perhaps from the City whether we have -- you have complied with our new requirements for communication with neighbors. And in light of what you heard here tonight, whether you believe any further interactions might be in order?

ATTORNEY SEAN HOPE: So to speak -- so the outreach actually started actually in 2015. We had a neighborhood meeting with the Michael Brandon's group. There are many of the neighbors and abutters who you see here tonight were at that group. We also met with them privately. I do think that for the neighbors and abutters who are here, some of the feedback you heard is the

same feedback that we heard when we met. I think Mr. Brandon's comment about the model -- our application was complete with community development in terms of the completed package prior to the adoption of the Cambridge -- the Planning Board rules. In the spirit of wanting to see what we could do to try to meet some of the new criteria, specifically because of the model which I thought was something that was really important, replicating what this might look like, we went ahead with short notice and put together this model in preparation for this hearing. So in terms of legal standing, we didn't feel that we had the application completed at that time, but in terms of the spirit of the meetings, we held the meeting that was open to the neighbors any time that neighbors wanted to come in to do one on ones. There was actually

one neighbor that wanted to come to the architect's office, and this was even before the public was noticed, and wanted to see some shadow studies and wanted to play with a computer model and see how that happened. I would say for the Cambridge residents in particular, there was ample opportunity and I believe in continuing ongoing dialogue. I believe there was a comment made by an abutter about making this great plaza and this opportunity. We welcome that. I don't believe that any of the community or adjacent abutters in Cambridge just heard about this. Often times when they speak to the Planning Board, they are more willing to talk to you than they have been to talk to the actual applicant themselves. So I think the way this is being categorized a little bit, not from the residential but maybe for some of the groups and

maybe from some of the other abutters who are also developers, it was slightly, I would say, just not taking a full opportunity to go across the street and maybe knock on a door and say hey, I have some ideas for you and maybe instead of presenting to the Planning Board. But I would say even more moving forward, if there is any dialogue that any of the neighbors want to have -- I know Adam and Billy flyer'd the neighborhood, they had an open meeting, the dialogue is not going to stop. We're open. We tried as best, even though we didn't feel we were actually bound by the new Planning Board rules because procedurally when we did complete our application, we went the extra step and we did the model. We can also put together a package for the outreach pieces, but I do believe in the spirit of the outreach rules and regulations, if

we didn't fully comply, we are very well close, and anything else more we would need to do we are willing to do.

I would just add another thing about the notice piece, there is no defect in the notice. We meet the requirements on the Chapter 40-A for the notice. And if there's any idea that another notice should be put on the Linear Park, that wasn't communicated to us and I would say we are also willing to do that. But I don't think there was a notice issue.

STEVEN COHEN: If I could just follow up with one question, and actually it's for you, Iram. Now that we have new regulations going forward, is there some mechanism whereby some representative of the City can confirm to the Board that all of those requirements have been met to the City's requirement -- to the City's

satisfaction?

IRAM FAROOQ: So essentially the report that the developer will provide in their, in their documentation is supposed to be the summary of the outreach that they have conducted. If you recall, we had also -- the Board had also suggested that people should inform the attendees about -- with the notes so that people could be aware of what they are communicating to us and to the Board in their package. And if there is any discrepancy in people's memory, then that can be, that can be brought to the table. So the purpose of these early engagement is not so much to have like check boxes, but to provide an opportunity for the developer to work with the neighborhood ahead of having CDD and the Planning Board really engaged. So we are depending on the summary of that engagement that we will bring to you. And

if it seems that there are -- I suspect that we will always have some folks who feel that they didn't have the right opportunity or did not have sufficient number of meetings, and I think that that's -- that's why the requirement is to have at least one public meeting and meet with all of the neighborhood groups. And so I can't imagine, you wouldn't -- the Board wouldn't probably not want something to arrive fully baked but then that the Board could not make comments on because it was so -- if you remember that that was also part of the discussion that we had that it was so entrenched and everybody agrees that this is the perfect plan, then it's hard for the Board to have an impact. So I think it will not be perfect, but the key is to make sure that everybody knows what's going on.

CATHERINE PRESTON CONNOLLY: Yes, just to

clarify, Iram. For projects where the application wasn't deemed complete before the rules were passed, so leaving this situation aside, for new ones coming in now, the City will have deemed it -- if the City has deemed it complete and scheduled a public hearing, their report has found to be sufficient.

IRAM FAROOQ: Yes.

STEVEN COHEN: So that amounts to the certification.

CATHERINE PRESTON CONNOLLY: Yes.

ATTORNEY SEAN HOPE: And, Mr. Cohen, I think that we can put together an appropriate summary that I think can replicate what the new rules would have wanted. So that's not in the application and we can put that together. Just if there is another hearing, I think that would hopefully be able to show some of the outreach in

more detail.

STEVEN COHEN: Thank you.

CATHERINE PRESTON CONNOLLY: Mary.

MARY FLYNN: Could someone address the loading? How loading's going to happen when people are moving in and out?

And also for your retail space, how that's going to work. And then also the trash collection.

Thank you.

PETER QUINN: Okay.

So for loading we actually have some discussions with the City, and, Sean, correct me if I'm wrong, but that they have indicated that since this is an unaccepted road, I believe is how they referred to it or unaccepted street, we have use of that frontage of our building. So there is a space. There is plenty of space there

available for additional, you know, for short-term parking or for somebody to, with a parking van, to roll up just to the front door. This actually has a small error in it, which you may have noticed, there's a little opening here so that somebody can move in with things on rollers.

The question about the trash, is that -- the answer is that we've created several trash spaces down here and these would be on roller carts, they might be motorized to go up the ramp, but the idea is at a scheduled time we will bring these -- the management company for the building to bring these out to the street. This is in lieu of a dumpster which we would certainly prefer not to have on a site like this. We think it encourages to have -- these smaller containers encourages more recycling and people taking

responsibility for their trash.

Was there a third question?

MARY FLYNN: No, that's fine.

And your trash pick up is private?

PETER QUINN: Yes.

Can I just -- Madam Chair, there was a question about the accuracy of these 3-D models. I just want to mention that what we did is we actually hired a company to give us what's called a GIS of a model terrain as it's called and the buildings in the area. So there is a company that does current mapping in three dimensions of all the buildings in Cambridge and some of the outlying areas as well. The other cities for instance, we used that. This was done all through a computer-controlled cutting system. And so the reason that looks a little taller than two-story, that is not a residential building,

it's a commercial building, very high ceilings.

STEVEN COHEN: Peter, while you're at it, Peter, addressing a few things, it was suggested that the shadow study might not be reliable.

There was a concern expressed at the HVAC units, condenser units will be very loud. There was a concern that the trees will be lost.

PETER QUINN: Yes, all right.

STEVEN COHEN: There was a concern that this would be a bummer -- well, you don't have to respond to that one. So --

PETER QUINN: The word, yeah.

STEVEN COHEN: If you can just respond to some of the concerns raised.

PETER QUINN: If the trees are lost, that would be a bummer. I don't think that would happen. The reason we want to leave the wall in place is not to disturb the root structure of the

trees there. I'm trying to find the picture of the back picture. That's one of the trees right there that's in question and there's another one behind it.

So, you know, this is one of these things where if you know we were to take this whole thing out, we might certainly disturb those trees. I don't think we will. We will have an arborist look at it if that will please the Board. The, I don't think -- I'm almost certain with the shadow study that, I have to go through all of these, but that the -- first of all, the equipment up there is set behind a screen, not a -- yeah, in the shadow, the -- if you look at that, you can see that we've actually included that HVAC equipment as part of the shadow study as if it were a solid. It's actually not. You know. But it is, you know, four feet high. So

it's only fair.

STEVEN COHEN: And the noise of units?

PETER QUINN: And probably no -- I'm
sorry.

ATTORNEY SEAN HOPE: I wanted to think
directly to the noise ordinance. One of the
design requirements is that the project actually
meet the Cambridge's noise ordinance under
Chapter 8. But also Cambridge goes another step
during the Building Permit process, the
architects actually have to certify that what
they're designing is going to meet in terms of
HVAC system;

One, the application must meet that
requirement as part of Article 19. But Cambridge
has done another step during the building
process, often permitting, the architects who are
designing these buildings certified what they're

designing in terms of the size and scope of these units will actually meet Cambridge's noise ordinance. We will comply with that.

PETER QUINN: I want to add that typically we would have the design of this screening reviewed if not designed by acoustical engineer just because of the potential for not doing it right.

STEVEN COHEN: Thank you.

LOUIS J. BACCI, JR.: I guess on the noise issue, much difference between Cambridge's ordinance and Somerville's ordinance? Because it seems a lot of the people listening to it will be in Somerville.

PETER QUINN: Actually most of them are in Cambridge. Just to clarify, if you look at this one right here, this the town, the city line is kind of coming through here.

LOUIS J. BACCI, JR.: So all of those in the rear are Cambridge?

PETER QUINN: Yes, sir.

LOUIS J. BACCI, JR.: All right.

And what will they be looking at when they see the remains of the exposed, the wall, the back side of the building?

PETER QUINN: Well, we recently had a project --

LOUIS J. BACCI, JR.: Do you mind addressing that up?

PETER QUINN: Sorry.

Yeah, we would leave six foot high of the existing brick with the new concrete beam on the top.

LOUIS J. BACCI, JR.: Is it all brick?

PETER QUINN: Some of it is block as mentioned, but the, you know, idea is to keep

what is there to that six-foot height. That you can support without additional bracing. When you get higher, then you have to support that wall, too.

LOUIS J. BACCI, JR.: So I guess I'd like to see that in its finished form.

I'd also like to see some of these views from the ground.

PETER QUINN: You have -- of course -- you mean --

LOUIS J. BACCI, JR.: Like, from the rear of the building.

PETER QUINN: Rear of the building. Fair enough.

LOUIS J. BACCI, JR.: Actually utilities. The sanitary and the drain, where does it run and how is it going to run? Or what's your existing? And there's no information on this.

PETER QUINN: This is Adam.

ADAM SIEGEL: The existing conditions are -- actually it runs all into Somerville and they get their water service and sewer service from Somerville.

LOUIS J. BACCI, JR.: And it will remain?

ADAM SIEGEL: No. Part of the development is we need to significantly upgrade the services. So we're working with the MBTA to achieve this easement and we're achieving a progress report and moving forward and have progress with them. So we're going to move the utilities out of the building and down linear path as we discussed. We're also speaking to Somerville. We have multiple meetings with our engineering department about keeping utilities in Somerville and just upgrading them as they need to be upgraded. And the city -- the engineers in

Somerville think that's possible as well.

LOUIS J. BACCI, JR.: So I guess that's a we don't know yet?

ADAM SIEGEL: We most likely go to Cambridge.

LOUIS J. BACCI, JR.: And if you do get the easement down beside the Linear Path, you're going to put drain, sanitary drain and water down the path without doing any work to the path at all?

ADAM SIEGEL: Correct. We have, we had our engineer prepare a section showing all of the utilities and they fit in a ten-foot wide space, and they're -- we proposed not to disturb any of the paved area. There's enough grass and green space that we can disrupt but we're not gonna have to disrupt -- not saying that at some point in time there might need to be machinery on the

path, but we don't plan to disturb the path.

STEVEN COHEN: No pump stations?

ADAM SIEGEL: Yes. Yes, there will be a pump station, not for sanitary, for drainage on our site to get it up to a certain level for the underground garage only.

STEVEN COHEN: Nothing in the easement?

ADAM SIEGEL: Nothing in the easement, no.

HUGH RUSSELL: So I'm looking at my Google maps of the -- and it seems like there are a bunch of trees between -- in the space that you're running your easement through. So I think it would be a good idea to actually get a tree protection plan for the work you plan to do. If you're getting close to trees, you may be cutting a lot of roots and maybe, you know, you're on the ground you don't see the trees. And when you

look at the aerial, it shows a bunch of trees on the outbound side of the path. So I -- given the comments that the City hasn't done a very good job of maintaining the trees, you know, I think we have to impose on you the burden to be extremely careful of the ones that have managed to survive the City's work.

PETER QUINN: Fair enough.

LOUIS J. BACCI, JR.: Is it possible you can give us a sketch of where utilities are proposed when we talk to you next?

ADAM SIEGEL: Okay, we have that completed.

CATHERINE PRESTON CONNOLLY: Yes, if I can here, I think what -- I'm hearing from the Board is that there are a lot of issues we'd like to hear more of, and so we should expect this to be continuing to an additional hearing that will

also give you a chance to hold the meeting with Somerville, the Alderwoman Valentine referenced, and you can report back on that as well. So I think what I'd like to do now is kind of go around the table and get everybody's comments and feedback so that you can be prepared to speak to everyone's issues when you come back before us next.

Does that work?

Okay. Who wants to start with their list? Hugh.

HUGH RUSSELL: Actually I have a very short list.

CATHERINE PRESTON CONNOLLY: Okay.

HUGH RUSSELL: I believe the design of the building is really lively and inventive the way in which they deal with the some of the odd zoning requirements. It really works rather

nicely. And we've seen some -- heard some testimony that it's not a good architecture, but I would say it's actually quite, quite a bit better than the typical thing that we see.

I've been thinking about the comments from the people that live at 24 Cameron Avenue, and of course there are another couple of houses in there and I think -- I mean, it's compliant in the use and the scale that's there for the site. It's going to be a substantial change, but there are a couple of things that are done that I think actually show kind of a respect for the neighbors, which is because the fourth floor setback and the balconies that serve those units are like 20 feet from the edge of the road, so there aren't people hanging out looking down at their backyards.

As we look at the elevation of the --

yes. You see there are four balconies at the second floor level. At the fourth floor they're way set back, so I think that's going to be much less of a privacy question than it could have been. There are four porches at the second floor level, but they're probably porches like that 60 feet away on the houses on Cameron Avenue. The notion -- I mean, now you look out of your window on Cameron Avenue, particularly at night, I'm sure you don't see anybody, any lights. There's no activity. So there's a big change that there will be lights and activity that will be 60 feet away from you, which is about, you know, two or three times the length of this room. From an urban setting, it's quite generous. If you're -- if you're used to nothing, it's a big shock.

I don't think we can impose a standard that exceeds what's in the ordinance. We can see

if they've done what they can to try to address those issues. So, anyway, so I like this project, in spite of the kind of difficulties given by the fact that it's sort of in Cambridge but, you know, the City doesn't think it's in Cambridge I guess, it's -- the tax man knows.

LOUIS J. BACCI, JR.: My concern is what happens with all of these other developments at the end of that street?

CATHERINE PRESTON CONNOLLY: Lou, would you like to go next with your comments?

LOUIS J. BACCI, JR.: Sure. And I guess that's a City issue and we don't have an answer from the City on -- what do they expect to happen at the end of this road with all of these, these separate developments?

PETER QUINN: So as it turns out, my firm is the architect for that project as well.

LOUIS J. BACCI, JR.: I figured.

PETER QUINN: So we just took a piece of this and moved it down the street. No, I'm just kidding.

It's -- I'll show you the site. It's actually just off the edge of that right there. So that's a three-story, seven-unit building.

LOUIS J. BACCI, JR.: More of what I'm saying is what happens when the development across the road happens and the road gets accepted, what's going to change here? Is there any need for --

HUGH RUSSELL: It doesn't get accepted.

PETER QUINN: Yeah, I think that's basically --

LOUIS J. BACCI, JR.: That's what I mean.

CATHERINE PRESTON CONNOLLY: I think DPW's memo has indicated they don't intend to

accept this. That's correct.

PETER QUINN: So I think that, you know, the proposal that was made by the developer across the street is a very legitimate one. We'd probably like to pursue, if not now, certainly in the future, you know, when their development moves forward.

LOUIS J. BACCI, JR.: Is there an existing basement in your building?

PETER QUINN: No. There's a pit.

ADAM SIEGEL: Partial basement.

LOUIS J. BACCI, JR.: So the parking garage will be a full excavation?

PETER QUINN: It's going to happen anyway in order to clean-up this site. You know, which is a very expensive undertaking as you can imagine.

LOUIS J. BACCI, JR.: And I expect the

green strip behind the wall will stay?

PETER QUINN: Yes. There's space in there for plantings.

LOUIS J. BACCI, JR.: Yes, I noticed on the drawing it didn't show it.

PETER QUINN: Yeah.

We just have to be careful not to undermine the wall.

LOUIS J. BACCI, JR.: The wall.

And then is there any problem with any hazardous material on the site?

ADAM SIEGEL: We've completed a phase two environmental. There's a little -- some contamination behind the -- right under the building from an existing ground storage tank. We've done groundwater testing on a multiple of wells around the site, including there was some underground PCE tanks in the top.

PETER QUINN: The site plan?

ADAM SIEGEL: Yeah. Right to the right of the covered bike spaces, and there's been a fan there exhausting the underground air for the past 30 years. We tested the water there a year ago and it was all below the standard state limits for groundwater. We -- actually at our last water test, groundwater test, we tested groundwater kind of inside the existing building and that was all below the state limits as well. So it's really just soil remediation.

LOUIS J. BACCI, JR.: That's it.

CATHERINE PRESTON CONNOLLY: Okay.

Tom?

TOM SIENIEWICZ: Okay, I appreciate Marie saying she was a steward of the neighborhood. A kindred spirit. I think everybody on this Board is, too. We try to be stewards of the

neighborhood, too, so that's where we start absolutely. Most of the issues have been raised here. But the plan in front of us, I have a question about the three-bedroom unit, the 1142 square foot unit that looks out at the back of the bike parking garage and what that condition looks like. I would be concerned about the relationship of those windows to that structure and whether there's some way in which we can re-imagine the bike storage so the orientation of that unit might be more freed up, might be more favorable. Could you put the bikes in the basement? Is there another way to do that? I find it really strange. The proximity is dramatic.

PETER QUINN: I would be happy to look at that. Laying out that unit, of course, we haven't done the interior layout yet. As you

imagine it, you actually do have two sides that are very open and patios and the like. The idea was that's where you put your major spaces and these would be somewhat lesser spaces. Maybe some secondary bedrooms.

TOM SIENIEWICZ: Yes. So, I mean the site plan has a lot of these conditions that are kind of corridor-like. There's another one between the five-foot fence on the bike path and the private patio off the unit I just referenced, which is a smaller space there on the site. So, not only there's a kind of density in which the site is resolved now which to my eye in detail is some concern. And I notice in one of the renderings it switches right to the side of the plans, the van space, obviously that's at a ramp, there is some fencing around that to prevent people from falling into the ramp. So that

appears in some of the renderings and not in the other renderings. The devil is a little bit in the details on this site plan about what that would look like. So that I would have a question to the Chair's plea here to come up with questions about what the details of some of those fences would look like, especially the ones facing the public way. What's the quality? What are they made out of? Sometimes they're pictured as wood, but, yeah, I saw the details. Yeah, there we go. There's the fence shown there.

PETER QUINN: We'll clarify that, absolutely. That's a fair question, of course.

Those are my questions. Thank you.

CATHERINE PRESTON CONNOLLY: Mary.

MARY FLYNN: I don't think I have much to add to the list. I do like the idea of residential and that little retail component

going right in next to the Linear Path. I think it's a nice addition. I completely understand the neighbor's perspective, and all of a sudden going from, you know, from very low density and use and lots of privacy to now having all of these neighbors. So I think that rear elevation is very important. And I like Lou's idea of seeing it from the ground level or in the perspective of their backyard so we get a better sense of what's going on there. I don't know with the mechanicals whether there's a way of designing it differently. Instead of having it in one block maybe spreading it out a little. I don't know. I'm not an engineer, but anything that might spread the impact and reduce it with the neighbors and make it a little bit more linear.

PETER QUINN: Sure.

MARY FLYNN: Just some ideas to think about it. You know, as I said some may work and some may not.

Let me just see here. I think you answered -- yeah, I'm good.

Thank you.

PETER QUINN: Thank you.

CATHERINE PRESTON CONNOLLY: Steve?

STEVEN COHEN: Well, I guess as has been observed, this is a neighborhood in transition and that means changes and that means, you know, impact on some neighbors. It leads me to several observations.

First observation is that the zoning represents what the City and the community has decided is permitted on the site. And basically a zoning permits this project, and for so long as they're complying with the zoning, you know,

there are going to be changes and there are going to be impacts. And I think one of the things that this Board can do is work on some of the finer details of the design and in some peripheral issues in order to make it the best project that we can and maybe to mitigate the impact on neighbors, but ultimately when change of this magnitude comes, there are going to be impacts. So we try to work together to make it the best we can.

And having said that, and by no means minimizing the impacts that some of you folks may be feeling, certainly looking at what's there now and looking at what's proposed, it's difficult for me as a Board member to avoid saying, gosh, that's an improvement, you know, over a bunch of auto repair shops and a real mish-mosh of a street right now. I think, you know, this will

be a good thing in the neighborhood. No good thing comes 100 percent perfect without some give and take, but I think it's a good thing. So it's our job to make it as good as we can. And one of those things is to try to find, you know, ways to reduce impacts or even add the benefits to the existing neighbors. So along those lines I guess -- well, first I'd like to start with a question. I just heard from the Chair and from the others, the City, the DPW would not be accepting the street. So my question is if the street is not accepted by the City, does that mean that there are no parking regulations or no parking enforcement --

CATHERINE PRESTON CONNOLLY: That's correct.

STEVEN COHEN: -- this is wilderness free for all?

CATHERINE PRESTON CONNOLLY: Yes.

STEVEN COHEN: Wow. So --

LOUIS J. BACCI, JR.: Free parking.

STEVEN COHEN: But the street is still
owned by the City?

HUGH RUSSELL: Yes.

STEVEN COHEN: Yes.

HUGH RUSSELL: But the utilities under it
are not.

CATHERINE PRESTON CONNOLLY: So, my
understanding of the current status of the street
is that it is not regulated. It is not cleared,
it is not patrolled. But it is owned but not
accepted by the City and the City does not
intend, based on the memo that we have from the
city engineer, to change that status based on
this development. Therefore, I think the
comments that the two major developers who are

Looking to impact the street come up with some sort of plan for the joint management of it seems like a very sensible way to proceed.

STEVEN COHEN: Well, certainly, too, I would say, and I will make any suggestions legal or political or otherwise about what to do, but I would make a suggestion that next time around you tell us how and why this is not going to be an unregulated wilderness. And I think there may be legal aspects to that question that you have to work with, but please tell us next time why this is going to be a nicely regulated street. It looks like you want to jump in there, Sean?

ATTORNEY SEAN HOPE: Just quickly. I think maybe a good analogy is to think of certain streets that are considered private ways in Cambridge where there's no trash, it's not regulated by parking, but I think in particular

the reason why a private way analogy would be appropriate, is there are statutory rights up into the center line of the street that each abutter has, and so there's a doctrine called material interference, so it wouldn't be possible without partnership from the other abutter to build something there where people could travel or block people access. So I do think the -- I know the petitioners have some grandiose ideas about doing something that the other abutter had talked about, but I do think what we propose here, it leaves room and opportunity to improve the sidewalk public way without maybe getting into some of those legal things. But before we realized it was an unaccepted private way, we did meet with Traffic and Parking and wanted their suggestions. And neighbors said, hey, maybe this could be something other than it is, meaning not

taxis and people without Massachusetts license plates. And we were more than willing to be able to figure out what the neighbors might want to make it to be. So I think we'll still take that challenge on, but I do think there is a limit to what we realistically could deliver without cooperation from the other abutter and/or other people.

STEVEN COHEN: Well, Sean, I guess I'm suggesting that you need to get some cooperation, because it's one way or the other at the end of the day snow does have to be removed. You can't have junkers and cars parked there. There must be some mechanism for regulation in towing if necessary, even if by the private abutters.

ATTORNEY SEAN HOPE: Yeah, I do know that the petitioner did plan to plow it to come up with a plan that speaks to some of that.

STEVEN COHEN: Yes, if you could address the whole ball of wax of how you make this street work for all of the abutters and for yourselves --

ATTORNEY SEAN HOPE: Yes.

STEVEN COHEN: -- so we understand that.

One other area that I would touch upon again in the spirit of mitigating impact and so forth, we've touched upon trees a few times. Hugh brought up the subject of, you know, how you save the trees as you do your utility work down the easement, but it appears that there are trees on your site that, you know, may be in jeopardy. I'd like to hear perhaps what you can do, if not to save them. What happens if you can't save them? Or in talking to your neighbors, are there additional trees that might mitigate things for the neighbors. And then I'd even suggest going

beyond that. You know, I think in one of the views that you showed us that trees across the way were lost. Now they are not your responsibility, but again, in the spirit of being a good neighbor and coming in and doing this work in the neighborhood and having an impact on others, if can you, you know, perhaps consider the possibility of making certain arboristic improvements in the area, I think that might be appreciated by your neighbors who are suffering other impacts.

And then finally, you know, we did have with this thing, what you addressed, Sean, where on the one hand you had meetings and you made yourself available, on the other hand you had neighbors suggesting otherwise or at least suggesting that they didn't have opportunities or they weren't heard. I imagine that you will take

the opportunity between today and our next meeting to open additional opportunities to -- for outreach and discussion with the neighborhood. And perhaps the next time around you can give us what issues were raised. And, again, you're not required to fix every issue that neighbors have, but I think the nature of our process is that you are required to at least listen and respond and make a good faith effort, and if you could just report back to us what issues were raised and how we responded to those issues, I think that would be a good process for the benefit of the neighbors and a good process for us to hear and understand exactly what has happened in the interim.

Thanks.

CATHERINE PRESTON CONNOLLY: Thacher?

THACHER TIFFANY: Yeah, so I want to add

another comment on the street. I think, you know, not only do we want to hear about how this is not going to be a wilderness, I think we should -- you should also be thinking about how it can be an addition to the pathway and an addition to the property. This is a very narrow point. You know, it's the narrowest point in the path and you have a chance to kind of have a space where it opens up a little. And you've done that a little at the corner of the building, but if you could expand that to the street in some way or, you know, to have bollards instead of a fence to push into it and have, you know, to have sort of a shared street transition. That's the right thing to do. And I can see why you want to avoid it because it seems that it's a very confusing world within city/private overlap, but I think it would be worth spending some more

time.

CATHERINE PRESTON CONNOLLY: Well, I'll just add a couple of comments of my own.

First, I completely relate to what the neighbors are going through here. I'm in the midst of transitioning myself. I'm in a triple decker on the Cambridge/Somerville line which previously the back of my building faced a plain brick wall with ivy on it. I -- and it is currently being developed into a three and four-story apartment building with underground parking. So I've been there. I will say Peter Quinn is the architect on that project, too. And so, Peter has heard me come to him and to the developers on that project and talk to him a lot about what we need to be good neighbors recognizing that those -- we respect the right to develop and to have a residential use there, but

it changes things and it changes the environment and that's important.

I will say under -- getting neighbors to visit similar air handling equipment can be a big comfort. That was a big concern for us. In our case we went from the building next to us had a very loud, very old air handling situation and the new air handling appears, from what we have heard in samples, like it's going to be better. Now they're still in soil remediation phase so we hope that's borne out.

So I definitely encourage that dialogue between the immediate abutters and the developers to really sometimes just see -- going and visiting a similar project with -- that's going to have similar things can put some of those fears a little bit easier. It's still going to be a tough transition, but it can help.

Same with plantings. I'd get really involved in what you're going to see out your back door and, you know, what kinds of plantings are going to make that better and what you need to do to protect the trees that already shade you because those, those are the kinds of things that help a lot. And think about the balconies and such, things like that that might face your house because those, those are the things that will make it work.

I would like to see the community involvement report. I know you're not subject to the Planning Board rules because your application was complete, but especially, again, having come from a situation where Somerville afforded me as a Cambridge neighbor a lot of opportunity to participate in their process when the project that abutted me, I would like to extend to them

the same courtesy and say your neighbors matter a lot and the Alderman should have the opportunity to have her meeting and report back on those concerns, and I'd like to hear those at the next meeting.

And then most -- my colleagues have covered most everything else, but one other thing I would like to say is I share the concerns that were expressed about affordability. I'm not sure we can do much about that, except to look at the latest inclusionary housing report and next time when you come, tell us how many units are going to be inclusionary, how that compares to what's being recommended, and speak to that a little more because it, you know, we all understand the market forces in Cambridge that are at work and that drive projects like this, but it's incumbent on us as a Planning Board to do everything we can

to encourage you to make sure that there are still opportunities for people who are being otherwise priced out of Cambridge.

Anything else from the Board at this time?

(No Response.)

CATHERINE PRESTON CONNOLLY: All right.

MARY FLYNN: Just one thing.

CATHERINE PRESTON CONNOLLY: Mary.

MARY FLYNN: I know you have photographs, you know, showing the materials and things like that. But in some cases, the wood panelling looks like wood and in other cases it reads very orange, so would it be possible for you to bring samples to the next meeting --

PETER QUINN: Definitely.

MARY FLYNN: -- so we can see those?

Thank you.

CATHERINE PRESTON CONNOLLY: Okay.

Liza, do we need -- does it make sense to schedule dates now or do we want to have them come back when they have everything they need to schedule?

LIZA PADEN: Staff would prefer that the submittals be here and reviewed before we set the date, and I think that given the schedule, you know, we will have enough time to advertise.

CATHERINE PRESTON CONNOLLY: And I think that makes a lot of sense especially given that re-advertising was suggested by the public. That would be good. And while it may not be a legal requirement for the notice, when that is advertised, I would ask that you put -- make sure there is a notice sign of some sort facing the Linear Path.

All right. Then this matter is -- will

be continued and it will be advertised appropriately. Thank you all for coming.

We'll take a short recess while we set up for our next matter and collect the regular Chair.

(A short recess was taken.)

H. THEODORE COHEN: All right, everyone. All right. If people could be seated, please. Thank you. We're now resuming with Planning Board No. 236, the Porter Square Hotel design review. There have been questions about the design of the garden and the location of some equipment.

Also, there have been questions about the design of the rooftop and the screen to hide the rooftop mechanicals.

Is someone making a presentation?

DAVID BARSKY: Good evening, everyone.

My name is David Barsky. I'm an architect working for the owner/developer of the hotel, the Porter Square Hotel, and I'm here to continue with the discussion that was started at the last meeting about the treatment that we are proposing for the screening of the electrical equipment that is located in the park area. This is a plan of the -- is this working? Can everyone hear me okay?

So here we have the plan of the garden park area located at the rear of the hotel. The area where the equipment is located is here. This is Porter Road over here and the building is over here and Mass. Ave. is along here.

So the, this is the landscape architecture plan that shows, you know, we've presented this plan before so I won't get into a lot of detail, but at least to give everyone the

sense of, you know, what we're talking about.

And I'll go right to the next slide.

So one of the things that was asked for at the last design review was that we elaborate a little bit on the, on the detailing and the design of the screen and so we have here two renderings, of course, one looking north, north along Porter Road. And here you have Elena's treatment of the equipment with -- this is a metal, a bronze metal sheet that is perforated with a design. And I'll show you shortly a larger scale detail of what that looks like. It's a kind of a foliage that is laser cut into the bronze sheet metal. And on top of that she's introduced a series of plantings and also planting in behind the screen as well to hide the equipment.

One of the things that has happened since

our last meeting was we went back to Eversource again to explore in more detail just what our options were, just where we could place planting and where we could not, where they needed access and where they did not. And so not much has really changed, but we do have a pretty thorough understanding of perhaps more thorough than I would have anticipated of how this equipment works, how it is serviced, and a lot of it has to do with given that the switch needs to be at grade and serviced from grade for reasons that we've elaborated on in the past, there are a number of clearance issues and access issues that have everything to do with safeties of when they -- when this equipment, which it's very rare that this equipment actually have to be looked at or serviced, it's really more of something if there's some kind of an event. But in any case,

when that does happen, they have a very specific protocol to access this equipment. There are -- they even use extensions and whatnot to switch from a distance and all the rest of it. So this was something that we, that we looked at in more detail.

One of the things, if I just go back to the other slide very briefly. So it turns out that we will be able to have quite a reasonable amount of planting and still give them the access that they are looking for. So when we went back, we were a little nervous that they might start asking us for things that they hadn't asked for before. But in fact they really were quite forgiving in terms of allowing a fairly significant amount of planting within the actual space where the equipment is, is placed. The screen follows this line here all the way around.

And that the renderings give you a sense of just what kind of an effect this planting will have.

And we have some additional information about that.

And so going back to the rendering briefly. So I think that for the most part the renderings speak for themselves, and when we're done, if you have questions, Elena can elaborate on the decisions that were made and the treatment, the aesthetics of the treatment that she has done. So I think I can move to the next slide.

So this is a panel that was presented earlier, but the reason I'm presenting it again is because it does give you a better idea of just what kind of a design this screen is going to have and by being perforated the way that it is, and once we introduce a planting that can cling

and vine around it, this is one of the reasons that this was chosen as opposed to, you know, some other more solid options.

And then it -- there you have the proposed species of plants. And, again, this is something that Elena can elaborate on should anyone have more questions about it. But the trees that you see around those round circles would be the green tower boxwood. This is a tree that will start in at around six feet or so. And it has a very controllable girth so that it's something that can grow effectively in the constricted space between the equipment and the screen itself. And then you have the flowering plants that some -- this is the one that climbs along the screen and then, the roses also will work in there, work their way into integrating with this metal screen, and I think we can expect

a fairly nice effect.

Would you like me to continue right away and discuss the roof screen condition and then we'll go back or do you want to talk about the garden first and then?

H. THEODORE COHEN: Sure, why don't you talk about everything and then we'll --

DAVID BARSKY: Okay, why don't we do that.

Okay, so -- how come it's not opening?
Oh, okay.

All right, so following the discussion that was had and some of the comments and specifically some of the recommendations that were made, I wanted -- I did a couple of studies and I wanted to include what's going on in this -- in these slides and talk about them first. Hugh, this is my interpretation of what

it was that you proposed, i.e. to have the screen running equal distance in both directions and to bring it forward and use a single height to hide the equipment using a single screen. This rendering to my eye shows by taking something -- by taking the screen and bringing it close to the perimeter of the roof, you end up feeling its height I think in a more pronounced way. The equipment itself given that it is in fact set back from the edge of the roof here, the equipment being here, obviously the, this screen that screens this equipment, the height of that screen is based on the height of the equipment itself. And so what I found was that by -- if I take the screen and I follow the line of the building as was proposed, which makes sense, the one effect that happens is given that it needs to have the height corresponding to the height of

the equipment, you can see that it becomes quite a more prominent feature by virtue of the fact that it's closer to the edge of the building. So, that led to a proposal which takes -- it doesn't show very clearly in the resolution of this projector, but what we're talking about here is a screen that runs equally distant as was proposed, but a two-tiered approach. So the screen that runs, and unfortunately it's rather hard to see in this, but it ends, you can see that it has a certain amount of height. That height is based on the height of the secondary equipment that is -- there are a series of condensers on the roof, they're not very high, approximately 24 inches above the parapet of the roof and I've covered them. And so rather than take the approach of using the large screen all the way along, the idea is to create a two-tiered

approach. So you have the screen along hiding this equipment at a lower level and then the larger screen for the larger equipment set back and so you have this effect in contrast with this effect where the higher portion of it is I think slightly less pronounced.

Here you have the view from coming down sort of inbound along Mass. Ave. and this was a photograph that was included to touch on the screen.

HUGH RUSSELL: Do you have those images in any larger size?

DAVID BARSKY: I'm sorry?

HUGH RUSSELL: Those images, I'm using a magnifying glass, but do you have those images in a larger size?

STUART DASH: Make the percentage of your view larger.

DAVID BARSKY: I can do that absolutely, yeah.

CATHERINE PRESTON CONNOLLY: The point is that the resolution on the PDF is low enough that it gets blurry if you zoom in on it.

DAVID BARSKY: Does that help?

HUGH RUSSELL: I can still see it better with my magnifying glass.

DAVID BARSKY: Okay, at least now one can see that, you know, you can make out the fact that there are two elements here versus the singular element approach which I will magnify.

H. THEODORE COHEN: I'm sorry, I don't see the second element.

DAVID BARSKY: Okay, let me make it even larger, because it seems like it's actually coming out okay.

STUART DASH: Do one more.

DAVID BARSKY: One more?

STUART DASH: Yes.

DAVID BARSKY: Absolutely.

HUGH RUSSELL: Can you do 100 percent?

DAVID BARSKY: Okay, all right. I think
I did --

LOUIS J. BACCI, JR.: That's good.

DAVID BARSKY: There we go. Okay, well,
it actually comes out better than I thought. All
right, good.

So this rendering has been updated to
reflect more precisely the colors of the
building, etcetera, and of course the screen
itself.

So, the lower tiered screen follows equal
distance from the parapet of the roof and is just
high enough to cover the equipment that is
hiding. And then the larger screen set back

particularly from this, from this side, and so you have a -- the effect of the perspective reducing its impact somewhat.

HUGH RUSSELL: Could you then scroll down to see the other option?

H. THEODORE COHEN: Yes.

DAVID BARSKY: Yes.

H. THEODORE COHEN: No. No.

CATHERINE PRESTON CONNOLLY: The other option.

DAVID BARSKY: The other option?

H. THEODORE COHEN: The one that's the single.

DAVID BARSKY: Here we go.

The other thing that was asked in the last meeting was that we control the transparency of the screen material, have a specification that we'll get to the next slide. Basically it's a

game of just exactly what percentage of open versus closed perforations that you have on the screen. The screen that we're proposing is 23 percent open. And the idea of having it partially open is that it doesn't, it lessens the impact of wind load on the screen itself.

So, Hugh, this is the one that specifically is the solution that you've proposed.

Maybe having, you know, the single, the single element versus two elements impacts it in a simpler way. It's really --

HUGH RUSSELL: What do you think, Tom? I don't like either of them very much.

TOM SIENIEWICZ: No. I'm concerned about what the public interest is here and what is good design. I guess with this element --

H. THEODORE COHEN: Could I just respond

to that? The public interest is that this is so visible from Mass. Ave.

TOM SIENIEWICZ: I know exactly what it is, Ted.

H. THEODORE COHEN: And Somerville Ave. and the public interest in looking attractive is significant to us.

TOM SIENIEWICZ: Okay.

H. THEODORE COHEN: That's -- that's my only comment.

TOM SIENIEWICZ: Okay, so let's go to the question of it looking attractive. Okay?

H. THEODORE COHEN: Yeah.

TOM SIENIEWICZ: Let's go to that question. How do we determine which is more attractive, right? So this is a symmetry about that corner and there's no question that this is a much bigger mass on top of the building. So

you have -- and it's a scheme by which there are elements stacked one upon the other, right? This gives greater height and greater mass to that corner. This by contrast to the other one, which is a strategy to say, okay, well, let's minimize the effect of the mechanical floor and one could say well, since it's made of a different material, you actually might -- especially if it doesn't bear a direct architectural relationship to the mass below, it might be viewed as something different. It's just a mechanical system on top of it. So this integrates it into the architectural scheme of the building, makes it taller, make the corner more prominent.

The other screen that the architect showed is option 1, the asymmetrical solution, makes one's eye, at least in this opinion of this architect, one's eye read it as something

mechanical piece of equipment that is sitting on top of the roof that isn't part of the architectural scheme. So --

STEVEN COHEN: Can we control back to that?

H. THEODORE COHEN: Can we go back to that again? You've said that before and I've spoken to a number of architects, friends, and a lot of them take the same position that somehow the building ends at the cornice line and that what happens on the roof, the mechanicals, is something different from the building.

TOM SIENIEWICZ: Right.

H. THEODORE COHEN: And different architecturally. And I just don't buy that. It seems to me the building is the building. Boston clearly requires every building to have the mechanicals virtually totally hidden. And I just

don't understand, you know, that somebody designs a beautiful building from the cornice line down and then just dumps up the roof and somebody says well, that's just the mechanicals and that's necessary and so we don't care about it.

TOM SIENIEWICZ: It's an facade. Right? So this is a facade. It, for all the meanings of that word, right? It's a tab load. It's a composition, right? And so the addition of the mechanical systems in an asymmetrical system which are lower here which means aesthetically, architecturally you don't read it as one composition. You read that as one A and then B which is the -- you absolutely do see it, right? But the tab load, the composition is paramount here in occupied floors, right?

The other one says no, no, no, mechanical systems are consistent with your point,

mechanical systems and mechanical screening will be part of the architectural composition in the system tab load, right? And so then you go back and make a distinction, and there's a judgement about which, what's the effect? If you, if you make the symmetrical screening, it's a viable solution, you change the proportion of that wall, it works in the overall composition of the walls together, this visually aesthetically is understood to be separate. It's still there, but it's understood to not play a prominent role in the composition of those facade elements.

STEVEN COHEN: Can I chime in also? I certainly share your outrage, Ted, at the original placement of the mechanicals, but having contained my outrage, you just got to deal with it and come up with the best solution. I can't intellectualize this as well as the trained

architects. All I can do is rely on my own. And to my eye both solutions are acceptable. To my eye this one is preferable. And I can't justify or intellectualize it any further within that. It would be nice if it weren't there at all, but you do have to deal with it where it is. And, you know, again, I think this is a perfectly acceptable.

HUGH RUSSELL: So, looking at this one it seems like there's a secondary lower screen is really of very little importance. And it seems like a waste of energy to do that. So I'm doing some mental exercises here. What happens if you raise the one in front halfway up and get rid of the one impact and the equipment sticks up a little bit? That's a possibility.

TOM SIENIEWICZ: Sure.

H. THEODORE COHEN: Yeah, that's what

they have at the Zinc Hotel.

HUGH RUSSELL: Right.

H. THEODORE COHEN: Zinc apartments.

LOUIS J. BACCI, JR.: And it sticks up a lot.

HUGH RUSSELL: I'm just thinking, right?

H. THEODORE COHEN: Right. I'm sorry for being caught on this. I've been so annoyed by some of these buildings that have happened in the past year or two.

TOM SIENIEWICZ: With junk on top.

H. THEODORE COHEN: With junk on top.

HUGH RUSSELL: What if the screen is more different in color from the top floors so that it -- it seems to me if it's going to be asymmetrical, then it may be ought to be darker than the top floor to sort of pull off the mental gymnastics that is the way Tom sees it. It's a

fascinating discussion because I can only -- I can think about this and talk about it. And we're looking at it from a very particular point of view which is right on the corner axis which isn't -- so if we go to the middle rendering which is taken from a different point of view, and I don't know which one it's showing.

DAVID BARSKY: This is the other point of view with the full height element design. So versus -- now I should say that to your comment about the color, I did experiment with color, and without question the minute you started -- at one point we even looked at, you know, when we were exploring metal cladding for the -- for this upper level we thought well, it's going to be metal. If it's going to be metal, it should be the same color as all the other metal and we made that dark grey, and the impact was dramatically

negative in my view. It made this very heavy thing. If that was dark. I would pause it that it very much would have a -- it would draw your attention a lot more than right now.

HUGH RUSSELL: It's a cloudy day or a clear day, it can be darker because it's being seen against the blue sky. On a cloudy day it blends better as you know this way.

STEVEN COHEN: That doesn't have much.

HUGH RUSSELL: It doesn't. But this is the asymmetrical one; is that right?

DAVID BARSKY: Correct. And you can -- there's the vestige of the lower tiered one. It's sort of breaking apart the pixelating image here with the thing. And also I didn't adjust the opacity of this screen on this particular rendering, but it would be -- you would not see the outline of the equipment if we go to 23

percent. I did adjust it on the other one.

HUGH RUSSELL: I mean to me it's this point of view is sort of innocuous.

STEVEN COHEN: Right. You know, if I could add one item of intellectualization. I found the single screen looked like, you know, like a row of trees or something. It looks like it is intended to screen something there where the asymmetrical one looks almost like a composition of some sort. Like the artist was trying to say I have no idea, but --

CATHERINE PRESTON CONNOLLY: But it looks intentional.

STEVEN COHEN: Yeah, it just looked less like you're trying to hide something to me.

H. THEODORE COHEN: Well, I would say that actually -- I mean, if you could go back to the other one, I find the fact that this carries

up the curve of the building all the way up rather than suddenly going off and, you know, getting my, you know, vision sort of thinking why is it off center? Why isn't it lined up with everything else?

STEVEN COHEN: Because it was a composition.

H. THEODORE COHEN: Yeah, I guess so. I guess the unscreened, you know, thing that's up there is a composition.

STEVEN COHEN: It's asymmetry.

H. THEODORE COHEN: Lou.

LOUIS J. BACCI, JR.: In the asymmetrical rendering what happens to it if you take the step out?

DAVID BARSKY: I think it would be pretty easy to visualize from the rendering itself.

LOUIS J. BACCI, JR.: Is it much shorter?

Is it just perspective or is it shorter?

DAVID BARSKY: No, it's shorter. It's much shorter because the equipment in this area is that high.

LOUIS J. BACCI, JR.: Not the step, the actual screen, the smaller screen.

DAVID BARSKY: No, it's the same. It's the same.

LOUIS J. BACCI, JR.: Same height, different perspective.

DAVID BARSKY: I'm sorry, I should point. Can't you see?

No, so this, this line here being X distance away from this parapet comes up -- will come up to here as you -- and I'll go back in a second to the other one, you can see it how it looks taller because you see more of it because it's more exposed.

LOUIS J. BACCI, JR.: But it is also larger, correct?

DAVID BARSKY: It's not taller.

LOUIS J. BACCI, JR.: No, but larger?

DAVID BARSKY: Yes. Well, let's go to the plan. I'll show you the plan. Next time I'll bring my mouse as well as my pointer.

Okay, so the one that is larger will follow this line equal distant along the game end.

LOUIS J. BACCI, JR.: Substantially larger?

DAVID BARSKY: Oh, yeah, it's substantially larger, yeah.

LOUIS J. BACCI, JR.: So the asymmetrical enclosure without the step is substantially smaller?

DAVID BARSKY: Is the minimal approach.

That was my first approach.

LOUIS J. BACCI, JR.: It would be nice to see just that alone.

DAVID BARSKY: That was the last rendering, the last one that we did which --

LOUIS J. BACCI, JR.: I guess you just take the step out.

DAVID BARSKY: Well, yeah, I mean -- yeah, well.

LOUIS J. BACCI, JR.: I guess when it was blurry it was kind of like that.

DAVID BARSKY: Yeah, pretty much.

LOUIS J. BACCI, JR.: Does the step exceed the sides to the left there or is it square with the side?

DAVID BARSKY: I'm sorry?

LOUIS J. BACCI, JR.: Or is it just square with the side?

DAVID BARSKY: No. Okay, so again, on the very first rendering that I presented last review, this screen ended here because it was based on the size of the equipment rather than, than making this equidistant along here and along here. So this point here where you can see it sort of peeking up over this one, the distance here and here are similar, so it was extended back a little bit. But if we went to this -- well, so there's sort of three possible approaches there.

H. THEODORE COHEN: If you eliminate the lower screen, will you then be seeing equipment?

DAVID BARSKY: A little bit. But you have to be quite far back to see it, because again, it extends beyond the parapet, about 24 inches at the edge. And so, actually not -- and it is set back a little bit, but if like --

because this is based from a photo. If I wanted to hide that equipment, I would place --

H. THEODORE COHEN: And people will be seeing this from a distance all the time --

DAVID BARSKY: Yes, they will.

H. THEODORE COHEN: -- because the shopping center is across the street?

HUGH RUSSELL: Well, well, so I'm looking at Google Earth again and there's a bend in Mass. Avenue.

H. THEODORE COHEN: Right, and so you see it at every angle.

HUGH RUSSELL: No. It turns out as you're coming north, until you get up to, you know, the building sort of shows up when you're in front of University Hall. Any farther south the building is hidden.

H. THEODORE COHEN: But if you're coming

up Somerville Ave., you see it from a long distance.

CATHERINE PRESTON CONNOLLY: A long way.

H. THEODORE COHEN: And if you're in a shopping center, you see it all across the shopping center parking lot.

LOUIS J. BACCI, JR.: Yeah. The pictures I have were in front of the T station.

STEVEN COHEN: So, Mr. Chair, we have option 1 and we have option 2 and we have none of the above. Can we just take a vote or something and I think we're finished beating this to a pulp.

H. THEODORE COHEN: Right. Well, I don't know, Hugh, and, Tom, are you in some agreement?

TOM SIENIEWICZ: So both approaches are valid, I agree with Hugh. But the long view that you point out and the view from Roach's Sporting

Goods, I used to shop at it, isn't there anymore.

LOUIS J. BACCI, JR.: Me, too.

TOM SIENIEWICZ: Probably where else do you get those kinds of things? The higher -- it does make a higher building and I think given the amount of the long view and the view across the parking lot, one could argue that the doggedly symmetrical solution, the larger screen might address the specific condition of that corner on the top. So that might be preferable from that standpoint. That one.

LOUIS J. BACCI, JR.: Short and smaller.

H. THEODORE COHEN: Hugh, what are you thinking?

STEVEN COHEN: Tom, that was the symmetrical one you voted for?

TOM SIENIEWICZ: Yes, I am voting for the symmetrical although I defended both of them.

DAVID BARSKY: And well --

HUGH RUSSELL: On my little maps to verify what you said, which is that corner is right at the line beautifully by Somerville Avenue. And as we get a little bit off center, you can see it from the shopping center parking lot. So this view that was presented to us was well selected to actually show the important place, although it's -- you're closer, you're in the --

LOUIS J. BACCI, JR.: Traffic.

HUGH RUSSELL: So then because if you were a mile away down Somerville Avenue, none of this would make too much difference.

STEVEN COHEN: You should have kept your eye on the traffic by the way instead of looking up.

TOM SIENIEWICZ: That's right.

HUGH RUSSELL: I never look up when I'm on the bicycle.

H. THEODORE COHEN: Since the traffic is stopped there you get to stare at it for a long, long time.

HUGH RUSSELL: I'm going to vote symmetrical because I think those views are the most important views.

H. THEODORE COHEN: Suzannah, do you have a --

STEVEN COHEN: Do you have a thesis on this?

SUZANNAH BIGOLIN: I actually liked the asymmetrical one because I felt it disappeared a bit more.

MARY FLYNN: I liked that one, too.

SUZANNAH BIGOLIN: And I felt the symmetrical one does kind of add to the height,

but maybe if we can look at color a bit more, it might disappear.

DAVID BARSKY: I should say that the color and the finish that you choose for this is going to be prominent under some light conditions and disappear under others. And so ultimately I think if we look at either an off-white sort of going to a grey or a taupe or a clear and dyed finish, that those would be the recommendations.

One other thing, just to Tom's point, speaking as an architect I can't help it, it is really true, I think you really put your finger on it, that this, this solution makes the screen a part of the building and I personally feel that mechanical equipment and everything we do to screen it is not part of that conversation. It should not be part of that conversation. And though I'm not the architect that designed this

building, I would personally be disappointed if someone came along and added an integrated roof screen, because my facade now consists of not only -- my facade before ended here and now it ends here. So that would be my argument against the symmetrical solution from a philosophically architectural philosophical point of view.

CATHERINE PRESTON CONNOLLY: Well, I guess then, I'm forced to chime in here. Then I would say design the building so that your mechanicals don't appear. I mean, that's the solution to this and that's what we're trying to encourage everyone to do. We don't want to be having this conversation any more than you do. We want to not see them.

DAVID BARSKY: Right. And unfortunately we inherited the building.

CATHERINE PRESTON CONNOLLY: Yes, I

understand.

DAVID BARSKY: And it's not an excuse,
it's a fact.

CATHERINE PRESTON CONNOLLY: And I get
that. So we are where we are and the question
is --

DAVID BARSKY: Where do we go from here?

CATHERINE PRESTON CONNOLLY: -- where do
we go with it?

I personally, you know, I have no -- I'm
not an architect. I do see -- come up Somerville
Ave. with some regularity so I do know this view
of it very well. I could go either way in terms
of which one looks better. I'm heartened to hear
the color can help this in various lights
disappear, that's my biggest goal for it, but I
don't know, I trust Hugh and Tom more than my own
sensibilities when it comes to this, so -- but

I'm inclined to let's make a decision, give Suzannah some direction, let her do continuing design review and move on.

HUGH RUSSELL: So was that an abstain?

H. THEODORE COHEN: Should we take a straw vote and see where we are going to go.

MICHAEL BRANDON: Mr. Chair, are we going to hear from the public?

H. THEODORE COHEN: No.

MICHAEL BRANDON: Even about the garden?

H. THEODORE COHEN: We haven't gotten to the garden yet.

All right, so I mean are we talking about two possibilities or a third possibility?

CATHERINE PRESTON CONNOLLY: Two.

H. THEODORE COHEN: So the asymmetrical with the two tiers or the symmetrical?

CATHERINE PRESTON CONNOLLY: Right.

H. THEODORE COHEN: All right. So I guess people who prefer the asymmetrical?

(Show of hands.)

H. THEODORE COHEN: Three.

And the people who prefer the symmetrical?

(Show of hands.)

H. THEODORE COHEN: Four.

STUART DASH: The vote is symmetrical.

STEVEN COHEN: The fact that we don't agree adds so much integrity. I think that's great.

CATHERINE PRESTON CONNOLLY: And Lou abstained so there wouldn't be a tie, though.

LOUIS J. BACCI, JR.: I like the smaller tower.

H. THEODORE COHEN: Doesn't Suzannah get a vote? She was going asymmetrical.

HUGH RUSSELL: We could interpret this vote to say well, Suzannah it's in your hands.

CATHERINE PRESTON CONNOLLY: Yeah, I'm good with that actually.

H. THEODORE COHEN: I guess we'll put it back to staff.

THACHER TIFFANY: You might get a phone call.

STEVEN COHEN: That's where we were in the first place.

H. THEODORE COHEN: At least the conversation was good.

All right, so Stuart, Suzannah, you know where we are which is a close call and think about it some more I guess. And if there is -- well, I don't want to entertain the possibility of a third --

IRAM FAROOQ: It would be helpful to have

the Board's vote. So I mean if you want us to take the straw pole as essentially your vote we can, but it would be helpful for our staff to have some guidance on this because it's a difficult matter.

STEVEN COHEN: You know, the symmetrical approach won the vote. Why don't we call it a day.

IRAM FAROOQ: Okay.

H. THEODORE COHEN: Okay. Let's talk about the garden.

Does anybody have any questions or comments they want to raise?

MARY FLYNN: I have one question and just as I read that street wall there, I'm trying to figure out there's a panel and is there a panel in the next section to the right of the tree as you're coming from the other side?

ELENA SAPORTA: Here?

MARY FLYNN: No, the other side. Is there a panel in the next section?

ELENA SAPORTA: The panels start here and continue here all the way to the gate. And then they wrap around the entire utility area.

MARY FLYNN: Okay. That section for whatever reason to me just seemed like it was open.

I think in comparison to the last time, I think it's a nice improvement. I think there's much more screening. I like the panels a lot. So, yeah, I think you did a nice job.

H. THEODORE COHEN: The question I have is could we have more panels? I mean, is there a reason why we don't use the panels on the right-hand side where you have that small screen?

ELENA SAPORTA: This?

H. THEODORE COHEN: And also the gate actually into the park, the garden?

ELENA SAPORTA: Yeah, I looked at that. It looked very fussy when we rendered it that way.

H. THEODORE COHEN: All of it looked fussy or just --

ELENA SAPORTA: Yeah, it just looked like too much. And this way, you know, there's a nice transparency here so you can really see in. You can see in where you want to see in and you can't see as well where you want to hide what's behind.

STEVEN COHEN: Was there something you wanted to screen or you just liked the panel?

H. THEODORE COHEN: Well, I just sort of like symmetry and consistency. And the fact that there's one panel on one side and a different panel, different screening on the other side and

then probably a third thing in the entrance, that
why doesn't all --

STEVEN COHEN: Here we go again. I like
the asymmetric.

MARY FLYNN: Me, too.

H. THEODORE COHEN: All right. Well, I
don't feel tremendously strongly about this. I
was just asking and, you know, the comment that
it got fussy I'm willing to accept.

MARY FLYNN: Well, I guess following up
on what you're saying, I just have one question
about the lower fence. Is that even necessary?
Could you just have the top of the wall and just
have the plants coming up above it so they
wouldn't -- it wouldn't be two competing styles?

HUGH RUSSELL: It's classier.

ELENA SAPORTA: It would make the park a
little less secure because the park is gated.

MARY FLYNN: Okay, got it.

LOUIS J. BACCI, JR.: I think we asked you for some elevations at the rear of all of these planters in the driveway entrance into the --

ELENA SAPORTA: The rear?

LOUIS J. BACCI, JR.: I think we asked for some elevations from the neighbors in the rear of all these planters.

ELENA SAPORTA: Yeah, this is the abutting in here.

LOUIS J. BACCI, JR.: We wanted a view -- we asked for a view of all that masonry wall in the back. I believe it was Mary. And from the driveway side.

DAVID BARSKY: There's a fence there, an opaque fence, wooden fence that was part of the original -- the originally original design.

LOUIS J. BACCI, JR.: The back side of this is all masonry?

ELENA SAPORTA: You mean in here? Yeah, there's a board fence along there.

DAVID BARSKY: So you wouldn't --

LOUIS J. BACCI, JR.: And the driveway side?

DAVID BARSKY: Yeah, you wouldn't see it. That's what the neighbors wanted as we understand it.

LOUIS J. BACCI, JR.: And the west side of this, what does it look like?

DAVID BARSKY: Correct. It's a tall wooden fence, opaque wooden fence, natural finish with a lattice on the top.

LOUIS J. BACCI, JR.: Against the masonry.

DAVID BARSKY: I'm sorry?

LOUIS J. BACCI, JR.: Against the masonry in these planters and so forth?

DAVID BARSKY: Yes, all the way along the back. I'm wondering if it shows on the plan covers it.

H. THEODORE COHEN: We did ask for photos all around.

DAVID BARSKY: Yeah, it's completely enclosed and --

H. THEODORE COHEN: Because you've got a house next to it.

DAVID BARSKY: Yeah. Okay, so I'm sorry. May I have the pointer for a second?

So, yeah, all along here, this was something that was discussed with the neighbors and that the solution is a full height wooden fence completely opaque with a lattice on top and it's actually there now.

LOUIS J. BACCI, JR.: And that continues around behind the planters?

DAVID BARSKY: It continued around. It goes all the way here and then I -- I don't know if they put it -- I believe they put it here as well.

Peter, do you know? Oh, look at that that's a photo.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:
That's from our side not from the driveway side, but....

DAVID BARSKY: That's what they wanted. Thank you.

STEVEN COHEN: But the neighbors are fine with that, that's more a neighbor issue than it is a public issue.

LOUIS J. BACCI, JR.: But we asked for it.

H. THEODORE COHEN: Anyone have any other comments?

HUGH RUSSELL: She's right.

H. THEODORE COHEN: What?

HUGH RUSSELL: Her evaluation was correct.

H. THEODORE COHEN: That it's better?

HUGH RUSSELL: That it's better.

H. THEODORE COHEN: I would like to hear from the neighbors here because they have been very intimately involved in this whole issue from the beginning.

LOUIS J. BACCI, JR.: Can we do anything on the entrance?

H. THEODORE COHEN: I don't know. Is there anyone who would like to speak? Please come forward and state your name and address for the stenographer and speak no more than three

minutes.

JOHN HOWARD: I'll be faster than that.

My name is John Howard and I live on Cogswell Avenue. I'm President of the Porter Square Neighborhood Association, and I ran -- at the request of the developer, the other neighbors and city staff, I ran a neighborhood forum on the topic of the garden in December and wrote a report which I know I forwarded to you at some point. I hope it's in your records somewhere. The report on the forum. I'm basically not going to say anything I didn't say there. I've got three points to make:

No. 1, it's time we get on with this.

We've fiddled around with this project for too long and most of the neighbors are tired of just having this thing sitting there and not moving forward. It's time to get along.

No. 2, there certainly have been some planning or architectural or something -- problems as we've gone along. When we get on with this, we shouldn't make a precedent that allows the next developer to come in after the fact and say by the way, I'm putting a huge mechanical on the roof which I didn't show you or anything of that nature. That's No. 2.

And No. 3, since we want to get on with it, we're not gonna get to change what these, where these various pieces of equipment are. I'd like to suggest that the developer compensate the neighborhood in some other way in some other place. One suggestion I made in my report is that the young construction is building a building on Upland Street and the back side, the side of that building that faces towards Harvard Square is basically sort of blank. He could

sponsor a mural that went there that wouldn't be like completely redesigning the building. There could be other things, perhaps street furniture or some sort of a real iron-clad commitment towards maintenance for a period of time. But we shouldn't be at this point delaying this project any farther.

H. THEODORE COHEN: Thank you.

Ma'am, do you wish to speak?

NANCY COLE: My name is Nancy Cole, C-O-L-E and I live at 5 Porter Park. My house is -- well, you just saw the picture of the fence actually. That's my house. Arguably one of the closest abutters to this whole project. We've lived there for more than 30 years. So I just want to make probably two quick points.

So, one is that having lived in that neighborhood for a long time, that piece of

property is with the hotel, and the way the park is proposed is a vast improvement over what that piece of property has been for the past 30 years. So for all the time that I lived there it was basically an Arby's restaurant. It was a different kind of restaurant, but that was the building and it was a crappy parking lot in the back and that's what we looked out over and all the neighbors looked at.

So what we see here is actually not only a tremendous improvement to what has been on that piece of property, and it was a used car lot before that, right? So for 50 years that has not been a nice piece of property in Porter Square. So I think the hotel, I mean is a vast improvement. And it looks nice. It may not be exactly what we all wanted, but I think it looks pretty decent and I think it really improves the

neighborhood and it is like a cornerstone piece now of a really revitalized Porter Square.

The second thing I would just say is what John said, please, we have been living with this project as direct abutters for two and a half years. That restaurant went down in November of 2013 and it is not done. We have had -- just had it. We have just had it. So, please just agree on the screening, tell them what they need to do and please do it so this can get done.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wants to speak?

YOUNG KIM: Good evening. My name is Young Kim, Y-O-U-N-G K-I-M. I like to make one request that I'm not talking about design, but looking at this picture, the size of the structure for the transformer and switches

considerable portion of the garden. So as for the procedure, did the developer have submitted certified letter from the Eversource that that is the only possible place that it can be placed? I like to ask you through your -- I like to ask you that question. All we've been hearing is that they talked to them and, you know, they talked about whether the screening will be okay at that partition, but I didn't hear whether the Eversource said, yep, that's the only possible place.

Thank you.

H. THEODORE COHEN: Thank you. Is there anyone else who wishes to speak? If not --
Michael.

MICHAEL BRANDON: Charlie, you can go first.

CHARLES TEAGUE: Charles Teague, 23

Edmunds Street.

JOHN HAWKINSON: Is the mic on?

CHARLES TEAGUE: No.

Charles Teague, 23 Edmunds Street. I wanted to second John's argument. It also suggested and also at meetings someone else said there's a lot of empty tree wells in Porter Square. Once again more trees are better than less trees. And if a few street trees could be, could be put out, that would be great. The second point was that -- I'm on the City Manager's Lighting Ordinance Task Force, and I was called at home about the lighting on the Zinc roof where they lit up the rooftop screens incredibly brilliantly, and it was animated as well. So I spoke to Peter Lee and he's promised never, ever to light the rooftop screens and I hope you will put that on the record because that

would be, that would be bad.

And he also, he also promised no signage on the rear of the building. So those, those are very good things. And then the last is on -- the last time I was here in back -- we met outside on-site on December 1st, I went back in my notes and we were promised that Eversource would come and explain what's going on in Porter Square because the switch, the switch meant that the transformer couldn't be buried on-site. And then there was talk last time I was here that it could be buried under the sidewalk. So I'm on the lighting task force for with Steve Lenkauskus, the city electrician. He said doesn't allow equipment to serve as private property in the public way. So it would be really, really -- this is an opportunity or it was an opportunity for the Board to understand, like, what to expect

of these on these projects. And when a project gets to a certain size, what the equipment requirements are and what should be required, but we don't, I don't really -- I haven't seen that happen. And so once again I spoke about that last time. I really hope that would happen. But please don't light the roof.

Thank you.

H. THEODORE COHEN: All right.

Anyone else? Michael. Can we just talk about the design of this and not get into larger issues of what the city should or should not be doing?

MICHAEL BRANDON: I'm Michael Brandon, 27 Seven pines Avenue. I'm the clerk for the North Cambridge Stabilization Committee.

I concur with what John Howard and Charlie Teague said about -- because of the

original architect's failure to deal with this properly and plan for mechanicals and to conduct, in my opinion, adequate discussions about the park design, that additional mitigations to the neighborhood, such as trees, are possibly art in public square might be a good repercussion for this Board and the public from being misled.

I had a couple of questions. Peter Lee the developer was kind enough to take me and Costanza Eggers, one of the abutters who has spoken to you repeatedly and had a lot of concerns, and I would agree that we need to move forward at this point, that too much of the infrastructure is in to talk about relocating these structures. Peter also indicated that, it was a surprise to me, that this area here with the trellises over it, which I had understood was going to be part of the restaurant's bar seating,

is not. That there will not be restaurant service there, because that was a concern that was raised at our meetings about alcoholic beverages being taken out into the other parts of the garden. Since that is gonna be part of the park apparently as well as a patio for the guests of the hotel, I know Costanza would like to see a possibility of additional green space there. A big concern is that there's so much hardscape, the original plan as it was described was for an at-grade green space, not structured planters, not this part cut off. There's also a big area there that's gonna be used as a turnaround section. Also if maybe Elena could explain for that square up there exactly what landscaping is gonna be in that, because like in here it appears to be hardscape, and I don't think it is, but she can discuss that perhaps.

H. THEODORE COHEN: Michael, your time is up.

MICHAEL BRANDON: May I request one more minute? I'll cover the points. I'd like to see benches, backs on all the benches for us folks with bad backs.

More creative choice of trash receptacle that was shown.

Peter indicated that in the central area there could be a fountain or he thought there would be a fountain.

H. THEODORE COHEN: Michael, please, please, we're talking about two issues tonight; the screening and the screening on the roof.

MICHAEL BRANDON: And the garden.

H. THEODORE COHEN: And the garden.

MICHAEL BRANDON: And the garden redesign. Which is, you know, what I'm closing

my remarks about.

I think that it should also have free Wi-Fi hotspot.

H. THEODORE COHEN: Michael, please. You know, we -- it's ten o'clock now. We've got a lot more things to do and so we're not reopening all the issues about what is going into the garden or what is going into the space. So thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: Any Board members have any other questions or comments?

CATHERINE PRESTON CONNOLLY: I would just like to clarify, I mean there have been a number of calls for mitigation type measures. In order to impose mitigation as a condition, this Board would have to essentially require this to be an

amendment to the Special Permit, that's my understanding. So if we were just to proceed tonight and move things along as the neighbors have requested and approve this under design review, we can suggest but not impose mitigation; is that correct?

H. THEODORE COHEN: Iram.

IRAM FAROOQ: That would be our understanding as well, yes.

CATHERINE PRESTON CONNOLLY: Okay.

H. THEODORE COHEN: And so, Mary --

MARY FLYNN: I just want to clarify that the drawing that shows the trellises is not the drawing that we have in the package here. That trellises seem to have been removed; is that correct?

DAVID BARSKY: Yeah, the original, the original drawing that was submitted did have the

trellis. And what was omitted but never meant to be deleted from the design of the proposal.

MARY FLYNN: Okay, so you're still planning on doing it?

DAVID BARSKY: We're definitely going to include that.

MARY FLYNN: Okay, thank you.

H. THEODORE COHEN: So I guess the question is are we prepared to say that this design, this screening is acceptable and that they should move forward with the project and, you know, while we can't require mitigation anywhere else, the developer sought fit to provide some mitigation someplace else in the vicinity it would be looked upon kindly by the Board and by the abutters.

MARY FLYNN: Yes.

TOM SIENIEWICZ: Right.

H. THEODORE COHEN: Do we need a vote on that?

LIZA PADEN: Yes, please.

H. THEODORE COHEN: Stuart is saying yes.

All those in favor of going forward with this redesign of the screen?

(Show of hands.)

H. THEODORE COHEN: Okay, thank you. And thanks to all the neighbors. I know it's been a long project and we hope that it will be finished soon.

STEVEN COHEN: It's May, forthwith.

H. THEODORE COHEN: Okay, we're next going to have an inclusionary housing report.

Due to the lateness of the hour, we're going to take up the Discovery Park matter and reschedule the inclusionary housing report to another evening. We apologize to the people who

came here to both present to us -- we apologize to the people who both came here to present the inclusionary housing report to us and also to the members of the public who came to hear it and participate in it. You know, sometimes things get beyond our control and we don't want to rush the inclusionary housing and so it will be rescheduled to another night and we will have adequate time to have everybody participate in it.

Thank you.

(A short recess was taken.)

H. THEODORE COHEN: All right, everyone, this is Planning Board No. 198, Discovery Park. This is to determine -- we have a number of things to do with this.

First, we have to determine if this is indeed a Minor Amendment to modify the design of

the buildings 400 and 500 by adding an upper level connection to the previously approved footprint. If we were to determine that it is not a Minor Amendment and that it would be a Major Amendment, then that is as far as we would go this evening because the project has to be advertised as a Major Amendment to the Special Permit and there will be a public hearing scheduled for that date, for a later date.

If we were to determine that it is a Minor Amendment, we could proceed to do design review of the buildings 400 and 500 this evening, although given the fact that it is now twenty after ten, I suspect that we would not do that, but we could come back at another time to do design review.

So, that's where we are right now, so why doesn't someone start with the presentation as to

why it is a Minor Amendment and let's start with that question.

ROBERT SCHLAGER: Thank you, Mr. Chairman. Robert Schlager on behalf of BHX, LLC on Discovery Park Realty Trust. I want to run through quickly some preamble of how we got here and some of you may recall me or maybe a new face to you. We've required Acorn Park in December of 2001 and have been developing the property for I guess 14 years now, approaching the 15th year. And we started off with essentially the Acorn Park campus pre-2004, and in effect as you can see, there was roughly 400,000 square feet as part of the development and a multitude of buildings both on the river side and Acorn Park Drive as well as to the south side of the Acorn Park Drive.

And here's a better look at the project.

There was also a 456 vehicle space parking lot that was underleased land under the MDC which we returned and restored to the field conditions as they exist today.

Our original master plan called out for 820,000 square feet, a total of six buildings. As you can see, building 100 and 200 were originally combined as one building of roughly 225,000 square feet. Building 300 was connected to building 400, and building 500 was connected to building 600.

There are two parking garages one known as garage A, roughly 650 vehicles, we constructed six years ago and garage B, 450 vehicles for a total of just under 1100 vehicles.

Here's what the building looked like in 2005 while it was under construction. The new building 100 leased to Smithsonian and of course

the remaining Acorn Arthur D. Little buildings along Acorn Park Drive to be south side the Little River.

2007 we completed construction of building 100, raised the structures along the south side of Acorn Park Drive. The former building 20, building 28, and left in place building 15.

In 2009 we came before you, amended our master plan and decoupled similar to what we're here for tonight, building 100 from building 200, in response to tenant demand and constructed the building in the center, building 200-300 which is now up and running and leased to Forester Research. That left us with building 400 at site to pile of dirt that you see in the center. And building 15 along to the west side of Acorn Park Drive in place in 2010, and I'm sorry if I'm

going too fast.

So in 2011 what you see is pretty much what existed up until about a year or so ago. Building 100 leased to Smithsonian, building 200-300 combined as one building, and vacant land on building 500-600.

We came before this Board in once again in 2015. Gee, it seems longer ago than that, and we sought a Major Amendment at that time to change the use of the development. The use being to incorporate a hotel which was not part of our original Special Permit in 2004.

And building 600 was in fact decoupled from building 500, and the hotel which you see today is under construction and proudly should be opening hopefully by Labor Day, building 600 which is an AC Marriott Hotel by Labor Day.

That left us with two remaining pad

sites, building 400 at 100,000 square feet and building 500 of 127,000 square feet. And we decided to essentially split those two buildings based on our experience with building 100 in 2004 and building 200-300 in 2007. And fortunately or unfortunately we've not been able to lease building 400 and 500 as two separate structures and now have a tenant which is a lab science interested in the combined buildings of 400 and 500 for a total of roughly 280,000 square feet which is essentially 100,000 square feet under our maximum cap of 820,000 square feet.

So we are here before you this evening to combine building 400 and 500 into a total gross square footage of roughly 280,000 square feet. And just to show you what was permitted in 2015, building 400 was isolated by itself, building 500 isolated by itself and the approach from the

Alewife T station on the combined basis. And I'll stop here and answer any questions you may have as to why we're here this evening to seek a Minor Amendment to put back building 400 and 500 that was originally planned for building 500-600 as a combined parcel. And this would be office use which is why we request your consideration to a Minor Amendment.

H. THEODORE COHEN: Thank you.

Anyone have questions right now?

STEVEN COHEN: Simple question, what are the applicant standards here?

H. THEODORE COHEN: All right. Section 12.37.2 Minor Amendments or changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship elements of the development.

Minor Amendments shall include, but not be limited to the small changes in location of buildings, open space or parking or realignment of minor streets.

Section 12.37.3, Major Amendments represent substantial deviations from the PUD concept approved by the Planning Board. Major Amendments shall include but not be limited to large changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space, changes in the location of buildings, open space, or parking or changes in the circulation system.

HUGH RUSSELL: So my question would be what's the base that we're starting with? Is it the 2015 approval or do we also factor now the original approval?

H. THEODORE COHEN: I would think it's

the 2015.

CATHERINE PRESTON CONNOLLY: Yes.

H. THEODORE COHEN: Where we are now that they're seeking a Minor Amendment to? But obviously there's been a whole lot of history that's gone before.

HUGH RUSSELL: Yes.

H. THEODORE COHEN: But I would think that we are doing the current plan and how it relates to that.

CATHERINE PRESTON CONNOLLY: I would agree with that since the major issue is whether or not the public has notice and opportunity to comment would be if it's a Major Amendment, then we have to have a public hearing on it, and presumably interested parties are up to date on where it is now. And it's the change from where they think it is now that is the change.

STEVEN COHEN: I would say that you could probably make an argument either way, but I think it's clear that the changes, nevertheless details aside from the moment consistent with the original master plan for the site and, you know, if you could go either way. If I'm right at that and if I'm right that we have some degree of discretion on which way to characterize it, I would be inclined to characterize it as a minor change.

H. THEODORE COHEN: Well, I'll toss in, I personally find it difficult to view it as a minor change. I could conceivably be convinced to the contrary, but it seems to me it's changing significantly the bulk of what had been two buildings into what is now reads as one building. And as shown on the model for us that it's going to be likely the biggest building or appear to be

the biggest building. So I think especially from the open space it visually is very different from the 400-500 as two separate buildings with building space between it. And I also think there's a significant change in the circulation system with the connector. It now looks to me that this is like the entrance to an airport or the entrance to a hotel and not part of a circulation system for the entire complex. That's my take on it. But I agree that's a close question. I guess I would come down to, you know, if it's close, why not view it as a Major Amendment and let the public have a say in it.

STEVEN COHEN: That's the biggest difference, the role of the public? I mean, we still have a design review one way or the other?

H. THEODORE COHEN: Right. I think that probably is Stuart or is that correct, that's the

major difference?

STUART DASH: That's the -- well, it's a major difference in terms of for the public's point of view. I think from, I think the overall planning it's also I think is there a difference in the actual design of the plan a distinctive difference as well. But in terms of the public's point of view that's what the key difference is. Do they get a chance to comment on it.

HUGH RUSSELL: But also if it's a Major Amendment, they also have an opportunity to file lawsuits which they don't in a Minor Amendment.

H. THEODORE COHEN: Right.

STEVEN COHEN: But, Stuart, in terms of our role, the scope of our review, not much difference?

STUART DASH: I think it would be about the same. If you assume that you take the same

latitude to approach the design that you would in either case, there wouldn't be a difference if you didn't feel compelled to sort of accept a design because it was minor compared to when it was major. Then, you know, you would say it's the same from your point of view.

LOUIS J. BACCI, JR.: Does a change in phasing or request for phasing change have any input?

H. THEODORE COHEN: Lou, could you talk in the microphone?

LOUIS J. BACCI, JR.: Does the request for a change in phasing of this have any impact on any of this?

HUGH RUSSELL: (Inaudible).

H. THEODORE COHEN: I don't think so.

ROBERT SCHLAGER: Mr. Chairman.

STUART DASH: At this point there's,

there's nothing that's terribly inconsistent about their changing phasing. As they've come to us over the years, this is the kind of thing that they've talked about over the years.

LOUIS J. BACCI, JR.: And just adding up the list, if there are more, more parts to list, it seems to get more major than minor.

ROBERT SCHLAGER: Mr. Chairman, excuse me. May I interject, sir?

H. THEODORE COHEN: Yes.

ROBERT SCHLAGER: Thank you.

I just wanted to point out that the original master plan that was conceived essentially contemplated these types of modifications. In 2009 our first Minor Amendment was the decoupling of building 100 and 200 and that was treated as a Minor Amendment. There are no changes to the circulation in terms of the

interior roadways and the like. We're still maintaining the same street frontage.

When we had Forester come to us and ask us to construct building 200-300 and we decoupled 200 and 300 -- we combined to 100. We combined 200 and 300 together as things progressed and all of our amendments have been minor. The only amendment that was treated by Major Amendment was building 600 decouplization from building 500 and that was solely as a result of change of use. The original Special Permit did not contemplate a hotel use as part of the office and laboratory uses that were incorporated into the Special Permit.

HUGH RUSSELL: Mr. Chair.

ROBERT SCHLAGER: Thank you.

H. THEODORE COHEN: Hugh.

HUGH RUSSELL: I think if you read the

language of 12.37 narrowly, you find this is a Major Amendment. But I'm inclined to think that we've not read it narrowly for some of the other changes we've approved, and because this is within the parameters of the original permit in terms of density and height and floor area, that we could see it as a Minor Amendment because it's -- you know, if it were in the middle of Harvard Square, that's one thing. But this is a campus and has been pursued, you know, following all these -- every PUD is market driven as well as design driven. I think I would favor this being a Minor Amendment in that when we do the design review, we can use our discretion to ask for public comment and make sure that the public is aware of this.

You may remember, also, that when we drafted our rules, that at one point in time

there was a suggestion that we come up with a third level of change, and this is perhaps where this one belongs.

H. THEODORE COHEN: Right. We certainly can ask for public comment at our design review. There's no question.

STUART DASH: Mr. Chair, you might also say if this was the point in terms of the fact what is the difference in terms of public, if this is the place where it got best notice and best level of public comment, would you be shocked if you saw this having seen this?

STEVEN COHEN: No.

STUART DASH: I mean, the funny thing is it's gone through changes, permutations that's taken it away from that --

H. THEODORE COHEN: Right.

STUART DASH: -- back to that, you might

say if this was sort of the basic permit and notification of the full permit, does this get -- is this closer to -- is it close to that as part of it, part of the thinking in terms of the major/minor part of that.

H. THEODORE COHEN: Yes. Tom.

TOM SIENIEWICZ: Well, just a couple of things. I mean I appreciate the thread of the conversation here. I mean, the history of this yes, and the basis is 2015 but the history goes back to 2004 and even earlier. And on the number of occasions the buildings have been co-joined and separated and that's very much within the spirit and the history and the permitting process here. And it is market driven absolutely, and as the spirit PUD. Anybody who knows anything about current workplace knows that visibility is king right now, and having the larger floor plate

supports the modern workplace that innovative companies need and it's absolutely a work, a market driven decision to conjoin with the floor plates.

I did the math on the additional 49,000 square feet, you know, clearly they're under the established FAR for the PUD, but it's like okay, well how much of a change is that addition? If you go over the base FAR is something on the order of six percent. If you say oh, well, let's do it over what's actually planned to be built somewhere around seven percent in my opinion seems like a minor despite it being 50,000 square feet over an acre, it's minor relative to the overall FAR. So both in the spirit that it's, you know, buildings are joining and unjoining over the ten plus year history of the review in this project and the fact that the change is

relatively minor in its FAR request and it supports a culture of innovation for a tenant, meant I had only one question left which is okay, if you cover the street, is that, is that a change? You know, because there's definitely reference to open space in the determination here and that's where I don't read the -- I don't read the regulations narrowly as Hugh is suggesting we have license to do. And I believe if we can address the concerns and the conditions of that pass through in the design review. So I'm coming out that it's a campus, it's not a public street per se. Yes, it has public access. I can see that we can probably address and I can see where there are concerns about that piece. So I'm inclined to pretty firmly come out on it being a Minor Amendment.

STEVEN COHEN: But again doing so does

not diminish the scope of our review one way or another?

H. THEODORE COHEN: No.

Lou, comments?

LOUIS J. BACCI, JR.: Good.

H. THEODORE COHEN: Steve, further comments?

STEVEN COHEN: No.

H. THEODORE COHEN: Catherine?

CATHERINE PRESTON CONNOLLY: I actually found the most compelling thing, the history of what we have treated as Minor Amendments previously because while I do think what we should be measuring from is the 2015 baseline, I also think that folks who had been interested in this PUD over the history would expect us to treat another decoupling or recoupling in the same way we have as the PUD has evolved over

time. So to me that actually in a close call like this is, argue strongly for treating it the same way that we have other similar changes to this PUD, so I would come down on the side of Minor Amendment.

H. THEODORE COHEN: Mary.

MARY FLYNN: I think I agree with the arguments that Catherine and Tom I think have made. I would support a Minor Amendment.

H. THEODORE COHEN: Thacher.

THACHER TIFFANY: I agree.

H. THEODORE COHEN: You agree?

Okay, well I'm -- I would be willing to make it unanimous. I think, you know, as I said I think it's a close call and could be convinced and I think the arguments that everyone has made, especially the historic information is significant, and I think when we do do the design

review, we will certainly take public comment and we will --

MICHAEL BRANDON: And you won't now, Mr. Chair?

H. THEODORE COHEN: No.

Well, so I guess somebody would like to make a motion to determine that this is a Minor Amendment?

STEVEN COHEN: Sure. I move that the proposed changes be deemed to be a Minor Amendment.

H. THEODORE COHEN: Is there a second?

TOM SIENIEWICZ: (Raising hand.)

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Okay. And it being twenty to eleven, I propose we not take up design review at this point, that it be scheduled for

another evening, and that it be, you know, that it be scheduled on the agenda. I don't know if we're -- Liza, have we ever indicated on the agenda that even though it's General Business that we would take public comment?

LIZA PADEN: Yes.

H. THEODORE COHEN: Okay, so that I think it would be --

LIZA PADEN: I could do a full notification, that's not a problem.

H. THEODORE COHEN: Okay. I think that would be great. Then let's do that.

LIZA PADEN: Okay.

H. THEODORE COHEN: Is there any other --

ROBERT SCHLAGER: Thank you,
Mr. Chairman, members of the Board.

H. THEODORE COHEN: Any other matters come before us?

ROBERT SCHLAGER: Only thing I would add is that with all due respect if you would blind out of your mind the viewing of the model for which the fellow architects were making very strange faces on both Mr. Grossman and I would have been very much appreciative and promise to come back with a much improved model in the future.

H. THEODORE COHEN: Well, we now have regulations, rules and regulations, and you will have to meet with staff to determine what is the appropriate model to present to us.

ROBERT SCHLAGER: Yes, we will.

SUZANNAH BIGOLIN: We will as well.

Thank you.

H. THEODORE COHEN: So we are adjourned.

(Whereupon, at 10:40 p.m., the

Planning Board Adjourned.)

ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original transcript and Errata Sheet has been delivered to Community Development Department electronically.

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BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 2016.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
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<p>\$</p> <p>\$1600 [1] - 41:18 \$224,000 [1] - 41:8 \$2300 [1] - 41:4 \$2400 [1] - 40:18 \$3500 [1] - 41:13 \$5600 [1] - 41:1 \$66,000 [1] - 41:17 \$700,000 [1] - 41:12 \$96,000 [1] - 41:7</p>	<p>202:5, 202:6 200-300 [4] - 191:13, 192:5, 193:5, 202:4 2001 [1] - 189:9 2004 [3] - 192:12, 193:4, 205:11 2005 [1] - 190:17 2007 [2] - 191:4, 193:5 2009 [2] - 191:9, 201:15 2010 [1] - 191:18 2011 [1] - 192:2 2013 [1] - 175:7 2015 [7] - 71:12, 192:8, 193:16, 195:16, 196:1, 205:10, 208:14 2016 [2] - 1:4, 214:8 2022 [1] - 214:13 208 [1] - 2:11 21st [1] - 36:1 225,000 [1] - 190:9 23 [5] - 53:8, 135:3, 144:18, 176:18, 177:4 236 [1] - 121:10 24 [7] - 39:1, 49:4, 49:5, 50:7, 93:6, 130:15, 150:16 24th [1] - 6:13 25th [1] - 7:2 27 [1] - 179:14 28 [1] - 191:7 280,000 [2] - 193:10, 193:15 29 [1] - 214:13</p>	<p>4</p> <p>4 [1] - 2:3 40 [1] - 21:5 40-A [1] - 75:6 400 [12] - 3:3, 3:6, 188:1, 188:12, 190:10, 191:15, 193:1, 193:7, 193:9, 193:14, 193:17, 194:4 400,000 [1] - 189:14 400-500 [1] - 198:3 45 [1] - 21:6 450 [1] - 190:14 456 [1] - 190:1 480 [1] - 2:8 49 [1] - 60:1 49,000 [1] - 206:5</p>	<p>820,000 [2] - 190:6, 193:12 88-100 [1] - 55:7</p>	<p>accurate [2] - 213:16, 214:6 achieve [1] - 88:10 achieving [1] - 88:10 Acorn [8] - 189:8, 189:12, 189:16, 189:17, 191:1, 191:2, 191:6, 191:17 acoustical [1] - 85:6 acre [1] - 206:14 action [1] - 5:1 activity [2] - 94:11, 94:12 actual [5] - 68:1, 73:15, 125:16, 147:6, 199:6 ADA [1] - 11:15 Adam [8] - 8:17, 39:10, 39:13, 40:7, 55:14, 66:18, 74:9, 88:1 ADAM [13] - 66:18, 67:13, 67:17, 88:2, 88:7, 89:4, 89:11, 90:3, 90:8, 91:12, 97:11, 98:12, 99:2 add [11] - 28:18, 52:9, 75:4, 85:4, 102:17, 106:6, 113:18, 115:3, 145:5, 155:18, 212:1 added [2] - 37:1, 157:2 adding [4] - 3:3, 11:15, 188:1, 201:5 addition [8] - 4:13, 4:15, 11:15, 103:2, 114:5, 114:6, 139:9, 206:8 additional [16] - 11:10, 35:16, 35:18, 36:13, 38:12, 44:10, 51:7, 80:1, 87:2, 91:18, 111:17, 113:2, 126:3, 180:4, 181:8, 206:5 address [8] - 38:9, 79:4, 95:1, 111:1, 153:9, 170:17, 207:10, 207:14 addressed [2] - 46:7, 112:13 addressing [2] - 82:3, 86:11 adds [1] - 160:11 adequacy [1] - 46:18 adequate [6] - 23:5, 26:7, 65:5, 67:7, 180:3, 187:9 adjacent [5] - 9:12,</p>
<p>1</p> <p>1 [3] - 137:16, 152:10, 171:14 100 [12] - 51:12, 70:12, 106:2, 133:4, 190:7, 190:18, 191:5, 191:11, 192:4, 193:4, 201:16, 202:5 100,000 [2] - 193:1, 193:11 10:40 [1] - 212:17 1100 [1] - 190:15 1142 [1] - 100:4 11th [1] - 6:18 12 [1] - 27:2 12.37 [1] - 203:1 12.37.2 [1] - 194:14 12.37.3 [1] - 195:5 120 [1] - 67:3 127,000 [1] - 193:2 130 [1] - 14:9 14 [1] - 189:10 147703 [1] - 214:11 15 [4] - 16:13, 36:3, 191:8, 191:17 15-foot [1] - 18:10 15th [1] - 189:11 17th [1] - 6:10 18 [1] - 36:3 18-story [1] - 16:13 186 [1] - 3:7 19 [2] - 10:4, 84:15 19.20 [1] - 2:9 198 [1] - 187:14 1st [1] - 178:6</p>	<p>202 [5] - 53:8, 135:3, 144:18, 176:18, 177:4 236 [1] - 121:10 24 [7] - 39:1, 49:4, 49:5, 50:7, 93:6, 130:15, 150:16 24th [1] - 6:13 25th [1] - 7:2 27 [1] - 179:14 28 [1] - 191:7 280,000 [2] - 193:10, 193:15 29 [1] - 214:13</p>	<p>5</p> <p>5 [1] - 173:11 50 [3] - 35:9, 36:10, 174:13 50,000 [1] - 206:13 50-foot [1] - 35:5 500 [13] - 3:3, 3:7, 188:1, 188:12, 190:10, 192:14, 193:2, 193:7, 193:10, 193:14, 193:17, 194:4, 202:9 500-600 [2] - 192:6, 194:5 54 [1] - 15:14</p>	<p>9</p> <p>95-99 [5] - 2:6, 2:9, 8:10, 8:16, 9:6</p> <p>A</p> <p>A-2 [3] - 10:6, 20:18, 21:6 A-Z-Z-A-R-I-T-I [1] - 49:5 a.m [1] - 50:11 able [13] - 6:6, 11:17, 42:4, 52:4, 64:10, 64:12, 64:17, 65:1, 78:18, 110:2, 125:9, 193:6 absolutely [8] - 68:13, 100:2, 102:13, 132:1, 133:3, 139:14, 205:15, 206:2 abstain [1] - 159:4 abstained [1] - 160:14 abutted [1] - 117:18 abutter [5] - 73:9, 109:4, 109:6, 109:10, 110:7 abutters [13] - 13:7, 17:16, 71:15, 71:17, 73:12, 74:1, 110:15, 111:3, 116:13, 173:14, 175:5, 180:10, 185:16 abutting [1] - 166:11 AC [1] - 192:17 accept [3] - 97:1, 165:9, 200:3 acceptable [3] - 141:2, 141:8, 185:10 accepted [4] - 96:11, 96:13, 106:12, 107:14 accepting [2] - 48:6, 106:11 access [11] - 11:18, 12:4, 24:18, 40:1, 71:3, 109:8, 124:4, 124:13, 125:2, 125:10, 207:13 accessed [2] - 12:17, 47:11 accessible [1] - 9:10 according [1] - 64:1 accuracy [1] - 81:7</p>	<p>2</p> <p>2 [4] - 49:6, 152:10, 172:1, 172:8 20 [3] - 55:9, 93:15, 191:7 20,000 [1] - 9:18 200 [5] - 190:7, 191:11, 201:16,</p>
<p>2</p> <p>2 [4] - 49:6, 152:10, 172:1, 172:8 20 [3] - 55:9, 93:15, 191:7 20,000 [1] - 9:18 200 [5] - 190:7, 191:11, 201:16,</p>	<p>3</p> <p>3 [3] - 1:4, 39:2, 172:9 3-4 [1] - 70:1 3-D [2] - 27:18, 81:7 30 [4] - 48:17, 99:5, 173:15, 174:3 300 [3] - 190:9, 202:5, 202:6 308 [1] - 8:10 31st [1] - 214:8 33 [1] - 26:10 34 [8] - 2:8, 9:16, 9:17, 40:4, 51:4, 51:9 34-unit [2] - 2:7, 62:2 344 [1] - 1:6 35 [3] - 35:8, 36:10, 56:13</p>	<p>6</p> <p>60 [2] - 94:6, 94:12 600 [4] - 190:11, 192:13, 192:16, 202:9 617.786.7783/617. 639.0396 [1] - 1:18 650 [1] - 190:13</p> <p>7</p> <p>7 [5] - 15:13, 19:16, 41:3, 42:3, 43:13 750 [1] - 41:1 7:00 [2] - 1:5, 2:6</p>	<p>8</p> <p>8 [3] - 2:4, 2:9, 84:9</p>	<p>8</p> <p>8 [3] - 2:4, 2:9, 84:9</p>

<p>10:10, 10:16, 17:13, 73:11</p> <p>adjourned [1] - 212:16</p> <p>Adjourned [1] - 212:18</p> <p>adjust [2] - 144:15, 145:1</p> <p>adopt [2] - 8:5, 57:15</p> <p>Adoption [1] - 2:4</p> <p>adoption [1] - 72:5</p> <p>advertise [1] - 120:9</p> <p>advertised [5] - 3:5, 44:12, 120:15, 121:1, 188:7</p> <p>advertising [1] - 120:12</p> <p>aerial [1] - 91:1</p> <p>aesthetically [2] - 139:11, 140:9</p> <p>aesthetics [1] - 126:10</p> <p>afford [2] - 42:4, 49:15</p> <p>affordability [2] - 41:5, 118:9</p> <p>affordable [1] - 48:1</p> <p>Affordable [1] - 5:12</p> <p>afforded [1] - 117:15</p> <p>afraid [2] - 52:2, 52:3</p> <p>agenda [5] - 4:12, 8:8, 47:15, 211:2, 211:4</p> <p>ago [8] - 13:15, 15:15, 19:17, 45:7, 99:6, 190:14, 192:3, 192:8</p> <p>agree [11] - 49:6, 49:7, 152:17, 160:11, 175:8, 180:12, 196:12, 198:10, 209:7, 209:11, 209:12</p> <p>agreement [1] - 152:15</p> <p>agrees [1] - 77:13</p> <p>ahead [2] - 72:11, 76:16</p> <p>air [4] - 99:4, 116:4, 116:7, 116:8</p> <p>airport [1] - 198:7</p> <p>alcoholic [1] - 181:3</p> <p>Alderman [1] - 118:2</p> <p>Alderwoman [1] - 92:2</p> <p>alderwoman [1] - 45:3</p> <p>Alewife [2] - 20:1, 194:1</p> <p>aligned [1] - 70:1</p> <p>allay [2] - 54:2, 54:12</p> <p>allow [4] - 21:5, 23:2,</p>	<p>64:12, 178:14</p> <p>allowed [3] - 10:7, 37:8, 52:1</p> <p>allowing [1] - 125:15</p> <p>allows [3] - 21:4, 21:6, 172:5</p> <p>almost [2] - 83:10, 145:9</p> <p>alone [1] - 149:3</p> <p>alter [1] - 194:15</p> <p>aluminum [2] - 32:1, 33:5</p> <p>amended [1] - 191:9</p> <p>Amendment [28] - 3:3, 3:5, 3:6, 187:18, 188:4, 188:5, 188:7, 188:11, 189:1, 192:9, 194:4, 194:8, 196:4, 196:14, 198:13, 199:11, 199:12, 201:15, 201:17, 202:8, 203:2, 203:7, 203:13, 207:17, 209:5, 209:9, 210:8, 210:11</p> <p>amendment [2] - 184:1, 202:8</p> <p>amendments [1] - 202:7</p> <p>Amendments [5] - 194:14, 195:1, 195:5, 195:8, 208:12</p> <p>amenity [1] - 12:1</p> <p>amount [6] - 22:12, 36:12, 125:10, 125:16, 130:11, 153:6</p> <p>amounts [2] - 10:14, 78:9</p> <p>ample [1] - 73:7</p> <p>analogy [2] - 108:15, 109:1</p> <p>AND [1] - 213:1</p> <p>AND/OR [1] - 214:15</p> <p>angle [1] - 151:12</p> <p>angles [1] - 31:2</p> <p>animated [1] - 177:15</p> <p>annoyed [1] - 142:8</p> <p>answer [4] - 70:4, 80:9, 95:13, 194:2</p> <p>answered [2] - 39:11, 104:5</p> <p>anticipate [1] - 69:13</p> <p>anticipated [1] - 124:8</p> <p>ANY [2] - 214:14, 214:15</p> <p>anyway [2] - 95:2,</p>	<p>97:14</p> <p>apart [1] - 144:14</p> <p>apartment [1] - 115:11</p> <p>apartments [2] - 19:16, 142:3</p> <p>apologies [1] - 38:16</p> <p>apologize [3] - 61:18, 186:18, 187:1</p> <p>appear [2] - 157:11, 197:18</p> <p>applicant [5] - 2:9, 64:5, 71:5, 73:15, 194:12</p> <p>application [12] - 13:16, 44:5, 44:8, 64:16, 65:10, 72:3, 72:14, 74:15, 78:2, 78:16, 84:14, 117:13</p> <p>apply [2] - 10:13</p> <p>APPLY [1] - 214:14</p> <p>appreciate [3] - 39:10, 99:15, 205:8</p> <p>appreciated [1] - 112:10</p> <p>appreciative [1] - 212:6</p> <p>approach [9] - 130:8, 130:17, 131:1, 132:12, 148:18, 149:1, 162:7, 193:18, 200:1</p> <p>approaches [2] - 150:11, 152:16</p> <p>approaching [1] - 189:10</p> <p>appropriate [3] - 78:13, 109:2, 212:12</p> <p>appropriately [1] - 121:2</p> <p>approval [2] - 195:16, 195:17</p> <p>approve [2] - 15:10, 184:4</p> <p>approved [4] - 3:4, 188:2, 195:7, 203:4</p> <p>april [1] - 214:13</p> <p>arborist [2] - 12:7, 83:9</p> <p>arboristic [1] - 112:8</p> <p>Arby's [1] - 174:5</p> <p>arch [1] - 30:10</p> <p>architect [12] - 12:8, 56:3, 60:15, 61:10, 95:18, 115:13, 122:1, 137:15, 137:18, 156:11, 156:18, 158:11</p> <p>architect's [2] - 73:2,</p>	<p>180:1</p> <p>architects [5] - 84:11, 84:17, 138:8, 141:1, 212:4</p> <p>Architects [1] - 14:8</p> <p>architectural [6] - 137:9, 137:13, 138:3, 140:2, 157:7, 172:2</p> <p>architecturally [2] - 138:15, 139:12</p> <p>architecture [2] - 93:2, 122:16</p> <p>area [33] - 10:1, 15:18, 18:17, 20:17, 21:1, 22:7, 23:10, 24:1, 33:9, 33:15, 34:11, 43:16, 46:9, 65:15, 65:16, 66:7, 67:3, 69:12, 81:11, 89:15, 111:7, 112:9, 122:7, 122:11, 122:12, 147:3, 163:6, 180:16, 181:12, 182:9, 194:16, 203:6</p> <p>area's [1] - 59:3</p> <p>areas [4] - 26:11, 33:3, 81:14</p> <p>arguably [1] - 173:13</p> <p>argue [2] - 153:7, 209:2</p> <p>argument [3] - 157:5, 177:5, 197:2</p> <p>arguments [2] - 209:8, 209:16</p> <p>arrive [1] - 77:9</p> <p>arrived [1] - 4:4</p> <p>art [1] - 180:5</p> <p>Arthur [1] - 191:1</p> <p>Article [2] - 10:4, 84:15</p> <p>artist [1] - 145:10</p> <p>aside [3] - 42:8, 78:4, 197:4</p> <p>aspects [2] - 49:9, 108:10</p> <p>asphalt [1] - 11:6</p> <p>Assistant [1] - 1:12</p> <p>Associate [1] - 1:11</p> <p>Association [2] - 54:16, 171:5</p> <p>association [1] - 43:16</p> <p>assume [1] - 199:18</p> <p>assuming [1] - 42:1</p> <p>assured [1] - 40:7</p> <p>asymmetric [1] - 165:4</p> <p>asymmetrical [11] - 137:16, 139:10,</p>	<p>142:16, 144:11, 145:9, 146:13, 148:15, 155:14, 159:16, 160:2, 160:18</p> <p>asymmetry [1] - 146:11</p> <p>at-grade [1] - 181:11</p> <p>attendees [1] - 76:7</p> <p>attention [2] - 56:10, 144:4</p> <p>ATTORNEY [10] - 8:12, 13:4, 37:17, 64:4, 71:11, 78:12, 84:5, 108:14, 110:16, 111:5</p> <p>attorney [1] - 8:14</p> <p>attractive [4] - 59:11, 136:6, 136:12, 136:16</p> <p>AUDIENCE [2] - 43:7, 169:9</p> <p>Auto [4] - 11:5, 56:12, 56:13, 57:6</p> <p>auto [2] - 11:7, 105:17</p> <p>available [4] - 41:4, 45:16, 80:1, 112:15</p> <p>Ave [29] - 10:8, 10:9, 10:10, 10:12, 15:12, 15:17, 16:8, 17:9, 17:11, 18:6, 18:18, 19:8, 19:11, 19:16, 23:18, 24:17, 36:12, 49:5, 50:7, 53:9, 62:3, 66:7, 67:5, 122:14, 131:8, 136:2, 136:5, 152:1, 158:12</p> <p>Ave.'s [1] - 20:17</p> <p>Avenue [15] - 39:2, 42:3, 43:14, 49:4, 61:17, 62:9, 70:1, 93:6, 94:7, 94:9, 151:10, 154:5, 154:13, 171:4, 179:15</p> <p>avoid [2] - 105:15, 114:16</p> <p>aware [4] - 48:16, 70:8, 76:9, 203:16</p> <p>awkward [1] - 39:3</p> <p>axis [1] - 143:4</p> <p>AZZARITI [1] - 49:3</p> <p>Azzariti [1] - 49:4</p> <hr/> <p>B</p> <hr/> <p>B-J-O-R-N-S-O-N [1] - 60:1</p> <p>B-R-A-N-D-O-N [1] - 43:13</p>
---	--	---	---	---

<p>BA [1] - 20:15</p> <p>BA-2 [1] - 20:18</p> <p>BACCI [60] - 38:4, 85:10, 86:1, 86:4, 86:10, 86:16, 87:5, 87:11, 87:15, 88:6, 89:2, 89:6, 91:9, 95:7, 95:12, 96:1, 96:8, 96:16, 97:8, 97:12, 97:18, 98:4, 98:9, 99:12, 107:3, 133:7, 142:4, 146:13, 146:18, 147:5, 147:9, 148:1, 148:4, 148:11, 148:15, 149:2, 149:6, 149:10, 149:13, 149:17, 152:7, 153:2, 153:12, 154:11, 160:15, 166:2, 166:7, 166:12, 167:1, 167:6, 167:11, 167:16, 168:1, 169:1, 169:17, 170:13, 200:7, 200:12, 201:5, 208:5</p> <p>Bacci [1] - 1:10</p> <p>backs [5] - 22:1, 37:5, 39:18, 182:5, 182:6</p> <p>backyard [1] - 103:9</p> <p>backyards [1] - 93:17</p> <p>bad [3] - 49:11, 178:1, 182:6</p> <p>baked [1] - 77:9</p> <p>balconies [7] - 32:6, 70:4, 70:6, 93:14, 94:1, 117:7</p> <p>Balinger [2] - 39:1, 43:5</p> <p>ball [1] - 111:2</p> <p>bar [1] - 180:18</p> <p>Bard [1] - 56:6</p> <p>barrier [1] - 33:7</p> <p>BARSKY [48] - 121:18, 128:8, 131:13, 132:1, 132:6, 132:9, 132:15, 133:1, 133:3, 133:5, 133:8, 134:7, 134:11, 134:14, 143:8, 144:12, 146:16, 147:2, 147:7, 147:11, 148:3, 148:5, 148:13, 148:18, 149:4, 149:8, 149:12, 149:16, 150:1, 150:14, 151:5, 154:1, 156:3,</p>	<p>157:16, 158:2, 158:7, 166:16, 167:5, 167:8, 167:13, 167:18, 168:3, 168:8, 168:12, 169:3, 169:12, 184:17, 185:5</p> <p>Barsky [1] - 122:1</p> <p>base [2] - 195:15, 206:9</p> <p>based [9] - 5:17, 48:2, 107:15, 107:16, 129:13, 130:12, 150:4, 151:1, 193:4</p> <p>baseline [1] - 208:14</p> <p>basement [4] - 22:5, 97:9, 97:11, 100:13</p> <p>basic [3] - 21:13, 22:3, 205:1</p> <p>basis [3] - 23:16, 194:1, 205:10</p> <p>beam [2] - 25:10, 86:14</p> <p>bear [1] - 137:9</p> <p>beating [1] - 152:12</p> <p>beautiful [2] - 50:7, 139:2</p> <p>beautifully [1] - 154:4</p> <p>become [5] - 57:10, 57:13, 57:15, 57:16, 59:9</p> <p>becomes [1] - 130:1</p> <p>bed [2] - 18:1, 50:16</p> <p>bedroom [6] - 41:2, 51:10, 51:11, 67:14, 100:4</p> <p>bedrooms [4] - 26:17, 27:1, 27:2, 101:5</p> <p>beginning [1] - 170:12</p> <p>begins [1] - 16:10</p> <p>behalf [2] - 8:15, 189:4</p> <p>behind [9] - 11:9, 17:13, 83:4, 83:13, 98:1, 98:14, 123:16, 164:12, 169:2</p> <p>belongs [1] - 204:3</p> <p>below [3] - 99:6, 99:10, 137:10</p> <p>bench [2] - 31:11, 33:8</p> <p>benches [2] - 182:5</p> <p>bend [4] - 19:7, 19:8, 19:11, 151:9</p> <p>benefit [2] - 46:5, 113:13</p> <p>benefits [1] - 106:6</p> <p>beside [1] - 89:7</p> <p>best [10] - 51:1,</p>	<p>55:15, 56:8, 59:9, 74:12, 105:5, 105:10, 140:17, 204:10, 204:11</p> <p>better [13] - 93:4, 103:9, 116:9, 117:4, 126:15, 132:7, 133:9, 144:8, 158:14, 170:7, 170:8, 177:8, 189:18</p> <p>between [9] - 17:2, 28:17, 85:11, 90:12, 101:9, 113:1, 116:13, 127:13, 198:4</p> <p>beverages [1] - 181:4</p> <p>beyond [5] - 17:5, 25:7, 112:1, 150:16, 187:6</p> <p>BHX [1] - 189:4</p> <p>bicycle [1] - 155:2</p> <p>Bicycle [1] - 12:2</p> <p>big [10] - 29:16, 30:7, 30:10, 30:17, 94:11, 94:16, 116:4, 116:5, 181:9, 181:12</p> <p>bigger [1] - 136:18</p> <p>biggest [5] - 60:14, 158:16, 197:18, 198:1, 198:14</p> <p>Bigolin [1] - 1:15</p> <p>BIGOLIN [3] - 155:13, 155:17, 212:14</p> <p>bike [16] - 11:13, 24:2, 24:3, 24:6, 27:16, 29:18, 40:16, 47:11, 53:10, 57:18, 60:17, 61:1, 99:3, 100:6, 100:10, 101:9</p> <p>bikes [2] - 23:2, 100:12</p> <p>bikeway [5] - 19:13, 19:18, 23:1, 23:15, 29:10</p> <p>Billy [5] - 39:10, 39:13, 40:7, 55:14, 74:9</p> <p>billy [1] - 8:17</p> <p>bit [29] - 5:3, 16:6, 16:11, 21:11, 23:13, 25:4, 27:3, 29:7, 30:11, 31:1, 32:12, 32:18, 33:13, 34:8, 36:15, 37:1, 73:17, 93:3, 102:2, 103:16, 116:17, 123:5, 141:16, 150:9, 150:14, 150:18, 154:5, 155:15, 156:1</p>	<p>BJORNSON [2] - 59:18, 61:5</p> <p>Bjornson [1] - 60:1</p> <p>BLAIR [4] - 55:6, 56:7, 59:14</p> <p>Blair [1] - 55:6</p> <p>blank [1] - 172:18</p> <p>blends [1] - 144:8</p> <p>blind [1] - 212:2</p> <p>block [9] - 16:8, 16:11, 18:6, 18:10, 18:11, 43:17, 86:17, 103:13, 109:8</p> <p>blocks [1] - 43:17</p> <p>blue [1] - 144:7</p> <p>blurry [2] - 132:5, 149:11</p> <p>board [2] - 33:17, 167:4</p> <p>BOARD [1] - 1:2</p> <p>Board [45] - 3:4, 4:5, 5:1, 5:12, 8:4, 8:9, 8:13, 9:18, 38:1, 42:18, 43:12, 45:4, 63:6, 72:6, 73:14, 74:6, 74:13, 75:17, 76:6, 76:10, 76:16, 77:8, 77:10, 77:14, 83:10, 91:16, 99:17, 105:3, 105:15, 117:13, 118:18, 119:4, 121:10, 178:18, 180:7, 183:12, 183:17, 185:16, 187:14, 192:7, 195:7, 211:16, 212:18, 213:6, 213:15</p> <p>Board's [3] - 44:2, 46:5, 162:1</p> <p>boards [1] - 32:3</p> <p>Body [4] - 11:5, 56:12, 56:14, 57:6</p> <p>body [1] - 11:7</p> <p>bollards [1] - 114:12</p> <p>bond [1] - 25:10</p> <p>borne [1] - 116:11</p> <p>Boston [1] - 138:16</p> <p>bottom [1] - 28:17</p> <p>bought [1] - 49:13</p> <p>bound [1] - 74:13</p> <p>boxes [1] - 76:14</p> <p>boxwood [1] - 127:9</p> <p>bracing [1] - 87:2</p> <p>Brandon [3] - 43:10, 43:13, 179:14</p> <p>BRANDON [14] - 43:11, 45:13, 46:13, 46:16, 48:1, 48:9, 159:7, 159:10, 176:16, 179:14,</p>	<p>182:3, 182:15, 182:17, 210:3</p> <p>Brandon's [2] - 71:14, 72:2</p> <p>breakfast [1] - 18:1</p> <p>breaking [1] - 144:14</p> <p>brick [9] - 16:10, 18:11, 25:8, 30:1, 50:8, 52:8, 86:14, 86:16, 115:9</p> <p>briefly [3] - 13:2, 125:8, 126:6</p> <p>brilliantly [1] - 177:15</p> <p>bring [10] - 24:6, 29:2, 56:10, 61:1, 76:18, 80:12, 80:14, 119:14, 129:3, 148:7</p> <p>bringing [1] - 129:6</p> <p>brings [2] - 60:14, 61:3</p> <p>BRISTOL [1] - 214:3</p> <p>broad [2] - 25:3, 30:9</p> <p>Broadway [1] - 1:6</p> <p>broken [1] - 24:9</p> <p>bronze [2] - 123:10, 123:14</p> <p>Brook [6] - 16:1, 17:7, 17:10, 19:2, 20:4, 21:7</p> <p>brought [3] - 37:6, 76:12, 111:10</p> <p>build [3] - 11:9, 18:14, 109:7</p> <p>building [144] - 2:7, 2:7, 9:3, 9:5, 10:5, 11:2, 11:8, 11:9, 16:10, 16:12, 17:12, 18:5, 18:9, 21:14, 21:16, 24:8, 24:9, 24:16, 25:1, 25:8, 27:5, 27:15, 28:15, 29:1, 29:2, 29:9, 29:10, 29:18, 30:15, 31:3, 32:8, 33:14, 33:16, 34:2, 34:8, 34:18, 35:8, 35:17, 36:2, 36:7, 36:13, 37:12, 39:16, 39:18, 41:9, 42:11, 54:18, 56:16, 57:11, 61:5, 61:6, 62:5, 62:8, 65:4, 79:17, 80:13, 81:18, 82:1, 84:16, 86:7, 87:12, 87:13, 88:13, 92:16, 96:7, 97:9, 98:15, 99:9, 114:10, 115:8, 115:11, 116:6, 122:13, 129:16, 130:3, 133:13,</p>
--	--	--	---	---

<p>136:18, 137:13, 138:10, 138:12, 138:16, 138:17, 139:2, 146:1, 151:15, 151:17, 153:5, 156:14, 157:1, 157:10, 157:17, 172:15, 172:16, 172:17, 173:2, 174:7, 178:3, 190:7, 190:8, 190:9, 190:10, 190:11, 190:16, 190:18, 191:5, 191:7, 191:8, 191:11, 191:13, 191:15, 191:17, 192:4, 192:5, 192:6, 192:13, 192:14, 192:16, 193:1, 193:2, 193:4, 193:5, 193:7, 193:14, 193:17, 194:4, 194:5, 197:16, 197:18, 198:1, 198:4, 201:16, 202:4, 202:9</p> <p>Building [1] - 84:10 buildings [2] - 17:18, 18:2, 20:5, 20:6, 81:11, 81:13, 84:18, 142:9, 188:1, 188:12, 189:15, 190:6, 191:1, 193:3, 193:9, 195:3, 195:12, 197:16, 198:3, 205:12, 206:16</p> <p>Buildings [2] - 3:3, 3:6 built [2] - 25:6, 206:11 bulk [2] - 11:1, 197:15 bullet [1] - 46:13 bummed [2] - 50:9, 52:6 bummer [6] - 50:1, 51:3, 51:16, 52:5, 82:10, 82:16 bunch [4] - 37:8, 90:12, 91:1, 105:16 burden [1] - 91:5 burdened [1] - 41:8 buried [2] - 178:10, 178:12 bus [3] - 16:15, 19:6 business [3] - 4:6, 5:14, 20:18 BUSINESS [1] - 2:2 Business [4] - 2:10, 10:5, 21:6, 211:4 busy [3] - 4:12, 46:4, 66:10</p>	<p>but... [1] - 169:11 buy [2] - 62:11, 138:15</p> <hr/> <p>C</p> <p>calculation [1] - 70:6 California [1] - 5:17 CAMBRIDGE [1] - 1:2 Cambridge [43] - 1:7, 4:5, 8:15, 9:2, 9:7, 12:18, 13:5, 15:6, 20:13, 39:4, 40:11, 41:17, 43:15, 47:3, 49:15, 49:16, 49:17, 51:2, 52:18, 56:1, 58:15, 59:2, 60:2, 64:7, 64:13, 64:18, 67:6, 72:5, 73:6, 73:12, 81:13, 84:9, 84:15, 85:16, 86:2, 89:5, 95:4, 95:6, 108:17, 117:16, 118:16, 119:3, 179:16</p> <p>Cambridge's [3] - 84:8, 85:2, 85:11 Cambridge/ Somerville [1] - 115:7 Cameron [26] - 15:13, 16:8, 17:9, 17:11, 18:6, 18:18, 19:16, 19:18, 22:1, 36:12, 39:2, 41:3, 41:10, 42:3, 49:4, 49:5, 50:7, 61:17, 62:3, 62:9, 66:7, 67:5, 70:1, 93:6, 94:7, 94:9 Camp [1] - 62:5 campus [3] - 189:12, 203:10, 207:12 canopies [1] - 42:9 Canterbury [6] - 16:1, 17:7, 17:10, 19:2, 20:4, 21:7 cap [1] - 193:12 CAPTURING [1] - 1:17 car [4] - 52:1, 52:2, 57:8, 174:12 care [3] - 53:18, 55:1, 139:5 careful [2] - 91:6, 98:7 carefully [1] - 54:9 carries [1] - 145:18 cars [3] - 51:12, 62:7, 110:13 carts [1] - 80:11 case [4] - 35:17,</p>	<p>116:6, 124:18, 200:2 cases [3] - 4:15, 119:12, 119:13 categorized [1] - 73:17 CATHERINE [70] - 4:3, 8:3, 8:7, 12:15, 14:6, 37:15, 37:18, 38:6, 42:13, 42:16, 43:4, 43:9, 45:12, 46:11, 46:14, 47:16, 48:8, 48:10, 53:1, 55:5, 56:4, 59:13, 59:15, 61:14, 63:1, 63:5, 68:7, 68:11, 69:1, 69:6, 69:11, 69:17, 70:2, 70:10, 77:18, 78:11, 79:3, 91:14, 92:14, 95:10, 96:17, 99:13, 102:15, 104:8, 106:15, 107:1, 107:10, 113:17, 115:2, 119:7, 119:9, 120:1, 120:10, 132:3, 134:9, 145:12, 152:3, 157:8, 157:18, 158:4, 158:8, 159:15, 159:18, 160:13, 161:3, 183:14, 184:10, 196:2, 196:11, 208:10 Catherine [5] - 1:8, 208:9, 209:8, 214:4, 214:10 caught [2] - 53:14, 142:8 causing [1] - 56:14 CDD [2] - 5:11, 76:16 ceilings [1] - 82:1 cement [1] - 32:1 center [11] - 27:8, 29:13, 109:3, 146:4, 151:7, 152:5, 152:6, 154:5, 154:6, 191:13, 191:16 central [1] - 182:9 certain [10] - 10:14, 10:18, 25:9, 65:7, 83:10, 90:5, 108:15, 112:8, 130:11, 179:2 certainly [10] - 70:16, 80:15, 83:7, 97:5, 105:13, 108:4, 140:14, 172:1, 204:4, 210:1 CERTIFICATION [1] - 214:14</p>	<p>certification [1] - 78:10 certified [2] - 84:18, 176:3 Certified [2] - 214:4, 214:11 certify [2] - 84:11, 214:5 CERTIFYING [1] - 214:15 certifying [1] - 44:5 chain [2] - 15:8, 30:11 chair [5] - 152:9, 159:7, 202:15, 204:7, 210:4 Chair [7] - 1:8, 1:8, 4:8, 8:13, 81:6, 106:9, 121:5 Chair's [1] - 102:5 Chairman [4] - 189:4, 200:17, 201:8, 211:16 challenge [1] - 110:5 chance [3] - 92:1, 114:8, 199:9 CHANGE [6] - 213:8, 213:9, 213:10, 213:11, 213:12, 213:13 change [23] - 47:10, 93:10, 94:11, 96:11, 105:7, 107:16, 140:7, 172:10, 192:10, 196:17, 196:18, 197:10, 197:13, 198:5, 200:7, 200:8, 200:13, 202:10, 204:2, 206:8, 206:18, 207:5, 213:6 changed [1] - 124:6 changes [17] - 3:4, 104:11, 105:1, 116:1, 194:14, 195:2, 195:9, 195:11, 195:12, 197:3, 201:18, 203:4, 204:15, 209:3, 210:10, 213:16 changing [2] - 197:14, 201:2 Chapter [2] - 75:6, 84:9 character [1] - 30:6 characterize [2] - 197:8, 197:9 CHARLES [3] - 53:4, 176:18, 177:3 Charles [3] - 53:8,</p>	<p>176:18, 177:4 Charlie [2] - 176:16, 179:18 check [1] - 76:14 chime [2] - 140:13, 157:9 choice [1] - 182:7 choose [1] - 156:4 chosen [1] - 127:2 Chris [1] - 5:6 circles [1] - 127:8 circulation [4] - 195:13, 198:5, 198:9, 201:18 cities [1] - 81:14 city [14] - 7:7, 12:6, 4:8, 8:13, 81:6, 106:9, 121:5 Chair's [1] - 102:5 Chairman [4] - 189:4, 200:17, 201:8, 211:16 CITY [1] - 1:2 City [25] - 1:12, 4:18, 6:18, 7:4, 12:17, 12:18, 13:3, 48:5, 58:14, 71:5, 75:16, 78:4, 78:5, 79:13, 91:3, 95:5, 95:13, 95:14, 104:15, 106:10, 106:12, 107:5, 107:14, 177:11 City's [4] - 25:18, 75:18, 91:7 city/private [1] - 114:17 civil [1] - 62:7 clad [1] - 173:4 cladding [1] - 143:14 Claims [1] - 7:6 clarify [5] - 78:1, 85:16, 102:12, 183:15, 184:12 classier [1] - 165:16 clean [2] - 68:13, 97:15 clean-up [1] - 97:15 cleaning [1] - 51:17 clear [3] - 144:6, 156:8, 197:3 clearance [1] - 124:13 cleared [1] - 107:12 clearly [5] - 51:2, 52:11, 130:5, 138:17, 206:6 clerk [2] - 43:14, 179:15 climbs [1] - 127:15 cling [1] - 126:18 close [14] - 19:12, 21:6, 31:10, 33:17,</p>
--	---	---	---	---

<p>42:11, 75:1, 90:16, 129:6, 161:14, 198:10, 198:12, 205:3, 209:1, 209:15</p> <p>close-up [1] - 31:10</p> <p>closed [1] - 135:2</p> <p>closer [3] - 130:3, 154:9, 205:3</p> <p>closest [2] - 40:14, 173:14</p> <p>closing [2] - 37:16, 182:18</p> <p>cloudy [2] - 144:5, 144:7</p> <p>co [1] - 205:12</p> <p>co-joined [1] - 205:12</p> <p>coast [1] - 6:5</p> <p>Cogswell [1] - 171:3</p> <p>COHEN [146] - 70:13, 75:12, 78:9, 79:2, 82:2, 82:9, 82:13, 84:2, 85:9, 90:2, 90:7, 104:9, 106:17, 107:2, 107:4, 107:7, 108:4, 110:9, 111:1, 111:6, 121:7, 128:6, 132:13, 134:6, 134:8, 134:12, 135:18, 136:5, 136:9, 136:13, 138:4, 138:6, 138:14, 140:13, 141:18, 142:3, 142:7, 142:12, 144:9, 145:4, 145:14, 145:16, 146:6, 146:8, 146:11, 146:12, 150:12, 151:3, 151:6, 151:11, 151:18, 152:4, 152:9, 152:14, 153:13, 153:15, 154:15, 155:3, 155:9, 155:11, 159:5, 159:9, 159:11, 159:16, 160:1, 160:4, 160:8, 160:10, 160:17, 161:5, 161:9, 161:11, 162:6, 162:10, 163:14, 164:1, 164:6, 164:13, 164:15, 165:3, 165:6, 168:6, 168:10, 169:14, 170:1, 170:4, 170:7, 170:9, 170:15, 173:8, 175:12, 176:13, 179:9, 182:1, 182:12,</p>	<p>182:16, 183:4, 183:12, 184:7, 184:11, 185:8, 186:1, 186:4, 186:8, 186:12, 186:13, 187:13, 194:9, 194:11, 194:13, 195:18, 196:3, 196:8, 197:1, 197:11, 198:14, 198:17, 199:13, 199:14, 200:10, 200:16, 201:10, 202:17, 204:4, 204:13, 204:17, 205:6, 207:18, 208:3, 208:6, 208:8, 208:9, 209:6, 209:10, 209:12, 210:5, 210:9, 210:12, 210:14, 210:16, 211:7, 211:11, 211:14, 211:17, 212:9, 212:16</p> <p>Cohen [3] - 1:8, 1:9, 78:12</p> <p>coherent [1] - 33:4</p> <p>COLE [2] - 173:10, 173:11</p> <p>Cole [1] - 173:10</p> <p>colleagues [1] - 118:6</p> <p>collect [1] - 121:4</p> <p>collection [1] - 79:9</p> <p>color [10] - 31:8, 32:10, 35:17, 142:14, 143:11, 143:17, 156:1, 156:4, 158:15</p> <p>colors [2] - 32:5, 133:12</p> <p>combination [1] - 32:4</p> <p>combine [1] - 193:14</p> <p>combined [8] - 64:13, 190:8, 192:5, 193:9, 194:1, 194:6, 202:5</p> <p>comfort [1] - 116:5</p> <p>coming [18] - 4:11, 5:9, 17:8, 25:15, 30:7, 49:10, 67:13, 78:4, 85:18, 112:5, 121:2, 131:7, 132:17, 151:14, 151:18, 162:18, 165:14, 207:11</p> <p>comment [16] - 38:2, 38:5, 38:14, 72:2, 73:8, 114:1, 136:10, 143:10, 165:8, 196:14, 199:9, 203:15, 204:5,</p>	<p>204:11, 210:1, 211:5</p> <p>comments [18] - 56:6, 58:10, 63:2, 68:9, 70:18, 77:10, 91:3, 92:5, 93:5, 95:11, 107:18, 115:3, 128:13, 162:13, 170:2, 183:13, 208:4, 208:7</p> <p>commercial [7] - 18:5, 21:15, 33:9, 37:12, 47:13, 56:16, 82:1</p> <p>Commission [1] - 214:12</p> <p>commitment [1] - 173:4</p> <p>Committee [8] - 5:10, 6:3, 7:1, 7:2, 7:6, 12:3, 43:15, 179:16</p> <p>committees [1] - 13:1</p> <p>common [1] - 32:2</p> <p>COMMONWEALTH [1] - 214:2</p> <p>communicated [1] - 75:9</p> <p>communicating [1] - 76:9</p> <p>communication [1] - 71:7</p> <p>Community [5] - 1:13, 2:2, 4:7, 44:4, 213:3</p> <p>community [12] - 13:12, 23:12, 29:13, 44:8, 55:18, 58:12, 67:4, 70:15, 72:3, 73:11, 104:15, 117:11</p> <p>community-oriented [2] - 23:12, 67:4</p> <p>commuters [1] - 57:10</p> <p>companies [1] - 206:2</p> <p>company [3] - 80:13, 81:9, 81:11</p> <p>compared [1] - 200:4</p> <p>compares [1] - 118:13</p> <p>comparison [1] - 163:10</p> <p>compelled [1] - 200:3</p> <p>compelling [1] - 208:11</p> <p>compensate [1] - 172:12</p> <p>competing [1] - 165:15</p> <p>complete [7] - 44:5, 44:6, 72:3, 74:14, 78:2, 78:6, 117:14</p>	<p>completed [5] - 72:4, 72:14, 91:13, 98:12, 191:4</p> <p>completely [8] - 22:9, 63:8, 65:18, 103:2, 115:4, 168:8, 168:17, 173:2</p> <p>complex [2] - 20:4, 198:9</p> <p>compliant [2] - 11:16, 93:8</p> <p>complied [1] - 71:6</p> <p>comply [2] - 75:1, 85:3</p> <p>complying [1] - 104:18</p> <p>component [2] - 29:1, 102:18</p> <p>composition [9] - 139:9, 139:13, 139:15, 140:2, 140:8, 140:12, 145:10, 146:7, 146:10</p> <p>comprehensive [1] - 57:4</p> <p>computer [2] - 73:4, 81:16</p> <p>computer- controlled [1] - 81:16</p> <p>conceivably [1] - 197:13</p> <p>conceived [1] - 201:13</p> <p>concept [2] - 194:15, 195:7</p> <p>concern [11] - 10:2, 57:9, 60:15, 82:5, 82:7, 82:9, 95:7, 101:14, 116:5, 181:2, 181:9</p> <p>concerned [7] - 40:4, 40:10, 42:4, 42:11, 50:10, 100:7, 135:15</p> <p>concerns [12] - 39:12, 46:18, 49:8, 49:12, 51:4, 52:10, 82:14, 118:4, 118:8, 180:12, 207:10, 207:15</p> <p>concluded [1] - 4:17</p> <p>concrete [1] - 86:14</p> <p>concur [1] - 179:17</p> <p>concurring [1] - 56:12</p> <p>condenser [1] - 82:6</p> <p>condensers [1] - 130:14</p> <p>condensing [1] - 40:5</p> <p>condition [5] - 42:18,</p>	<p>100:6, 128:3, 153:9, 183:17</p> <p>conditions [7] - 46:8, 46:17, 88:2, 101:7, 156:5, 190:3, 207:10</p> <p>condos [2] - 41:11, 62:10</p> <p>conduct [1] - 180:2</p> <p>conducted [1] - 76:5</p> <p>confirm [1] - 75:16</p> <p>confusing [1] - 114:17</p> <p>confusion [2] - 44:3, 56:14</p> <p>conjoin [1] - 206:3</p> <p>connect [4] - 23:1, 64:7, 64:12, 64:17</p> <p>connected [2] - 190:9, 190:10</p> <p>connection [4] - 3:3, 15:7, 66:1, 188:2</p> <p>connections [1] - 64:1</p> <p>connector [1] - 198:6</p> <p>connects [1] - 9:14</p> <p>Connolly [1] - 1:8</p> <p>CONNOLLY [70] - 4:3, 8:3, 8:7, 12:15, 14:6, 37:15, 37:18, 38:6, 42:13, 42:16, 43:4, 43:9, 45:12, 46:11, 46:14, 47:16, 48:8, 48:10, 53:1, 55:5, 56:4, 59:13, 59:15, 61:14, 63:1, 63:5, 68:7, 68:11, 69:1, 69:6, 69:11, 69:17, 70:2, 70:10, 77:18, 78:11, 79:3, 91:14, 92:14, 95:10, 96:17, 99:13, 102:15, 104:8, 106:15, 107:1, 107:10, 113:17, 115:2, 119:7, 119:9, 120:1, 120:10, 132:3, 134:9, 145:12, 152:3, 157:8, 157:18, 158:4, 158:8, 159:15, 159:18, 160:13, 161:3, 183:14, 184:10, 196:2, 196:11, 208:10</p> <p>consider [4] - 57:2, 58:16, 59:12, 112:7</p> <p>considerable [1] - 176:1</p> <p>consideration [1] -</p>
--	---	--	--	---

<p>194:7 considered [2] - 10:1, 108:16 consistency [1] - 164:16 consistent [2] - 139:18, 197:4 consists [1] - 157:3 constitute [1] - 22:18 constricted [1] - 127:13 construct [2] - 2:7, 202:4 constructed [2] - 190:13, 191:12 construction [9] - 48:4, 52:14, 52:16, 66:13, 68:4, 172:15, 190:17, 191:4, 192:15 consultant [3] - 5:16, 7:9, 7:10 consulted [1] - 12:7 contacted [2] - 13:9, 45:3 contained [1] - 140:16 containers [1] - 80:17 contam [1] - 46:9 contamination [1] - 98:14 contemplate [2] - 33:8, 202:11 contemplated [2] - 17:4, 201:14 contemplating [1] - 32:10 context [6] - 9:9, 11:3, 14:11, 14:15, 20:14 contiguous [1] - 42:9 continue [4] - 67:18, 122:3, 128:2, 163:5 Continued [3] - 2:13, 2:15, 3:1 continued [4] - 44:11, 45:10, 121:1, 169:3 continues [2] - 19:18, 169:1 continuing [3] - 73:7, 91:18, 159:2 contrary [1] - 197:14 contrast [2] - 131:4, 137:4 CONTROL [1] - 214:15 control [4] - 11:1, 134:16, 138:4, 187:6 controllable [1] - 127:11 controlled [1] - 81:16</p>	<p>convened [1] - 5:10 conversation [5] - 156:16, 156:17, 157:14, 161:12, 205:9 convinced [2] - 197:13, 209:15 cool [1] - 49:3 cooperation [2] - 110:7, 110:10 corner [13] - 16:18, 29:7, 29:8, 31:17, 62:3, 62:4, 114:10, 136:17, 137:4, 137:14, 143:4, 153:9, 154:3 corners [1] - 27:7 cornerstone [1] - 175:1 cornice [2] - 138:10, 139:2 correct [13] - 63:10, 63:14, 79:13, 89:11, 97:1, 106:16, 144:12, 148:2, 167:13, 170:6, 184:6, 184:16, 198:18 correction [1] - 213:6 corrections [1] - 213:15 corresponding [1] - 129:18 correspondingly [1] - 22:13 corridor [2] - 63:12, 101:8 corridor-like [1] - 101:8 cost [2] - 40:18, 41:8 Costanza [2] - 180:10, 181:7 Cotter [1] - 5:7 Council [2] - 4:18, 6:18 Council's [1] - 7:5 councillor [1] - 13:13 couple [11] - 15:14, 19:17, 34:3, 53:6, 60:2, 93:7, 93:11, 115:3, 128:15, 180:8, 205:7 course [13] - 15:10, 16:14, 27:18, 28:9, 36:16, 36:18, 87:9, 93:7, 100:17, 102:13, 123:7, 133:13, 190:18 courtesy [2] - 14:12, 118:1 cover [3] - 133:17,</p>	<p>182:4, 207:4 coverage [1] - 195:10 covered [6] - 11:6, 24:3, 25:5, 99:3, 118:7, 130:16 covers [1] - 168:5 crappy [1] - 174:7 create [10] - 23:9, 29:7, 30:9, 31:13, 32:17, 33:7, 34:7, 36:5, 40:9, 130:18 created [5] - 24:1, 34:4, 35:16, 36:13, 80:9 creative [3] - 55:18, 57:15, 182:7 criteria [2] - 13:6, 72:8 cross [1] - 64:9 crossing [2] - 19:18, 23:4 Crossing [1] - 60:7 culture [1] - 207:2 curb [1] - 22:12 curbs [3] - 11:11, 22:10, 34:6 curious [2] - 66:15, 67:8 current [6] - 42:11, 56:11, 81:12, 107:11, 196:9, 205:17 curve [1] - 146:1 cut [4] - 15:9, 29:16, 123:13, 181:12 cutting [3] - 53:14, 81:16, 90:16</p>	<p>133:3, 133:5, 133:8, 134:7, 134:11, 134:14, 143:8, 144:12, 146:16, 147:2, 147:7, 147:11, 148:3, 148:5, 148:13, 148:18, 149:4, 149:8, 149:12, 149:16, 150:1, 150:14, 151:5, 154:1, 156:3, 157:16, 158:2, 158:7, 166:16, 167:5, 167:8, 167:13, 167:18, 168:3, 168:8, 168:12, 169:3, 169:12, 184:17, 185:5 David [1] - 122:1 Davis [7] - 14:8, 14:17, 15:18, 23:18, 40:15, 53:5, 55:8 days [2] - 45:7, 59:5 dead [5] - 9:7, 9:10, 54:9, 57:7, 59:8 dead-end [2] - 57:7, 59:8 deal [4] - 92:17, 140:16, 141:6, 180:1 dealing [2] - 52:13, 52:14 dealt [1] - 13:14 debris [1] - 52:15 December [3] - 171:8, 178:6, 189:9 decent [1] - 174:18 decided [2] - 104:16, 193:3 decision [2] - 159:1, 206:3 decisions [1] - 126:9 decker [2] - 18:4, 115:7 decoupled [3] - 191:10, 192:13, 202:4 decoupling [2] - 201:16, 208:17 decouplization [1] - 202:9 decreased [1] - 52:7 deemed [4] - 78:2, 78:5, 210:10 deeply [1] - 42:4 defect [1] - 75:5 defended [1] - 153:18 defined [1] - 65:18 definitely [6] - 49:11,</p>	<p>51:16, 116:12, 119:16, 185:5, 207:5 definition [1] - 47:13 degeneration [1] - 26:4 degree [1] - 197:7 delaying [1] - 173:6 deleted [1] - 185:2 deliver [1] - 110:6 delivered [1] - 213:3 demand [1] - 191:12 demolish [2] - 2:7, 11:8 density [6] - 10:6, 101:12, 103:4, 194:15, 195:10, 203:6 department [6] - 14:2, 14:3, 14:5, 65:3, 88:16 Department [5] - 2:3, 4:7, 13:14, 44:4, 213:3 departments [3] - 13:1, 13:7, 13:13 depth [1] - 71:2 describe [1] - 64:1 described [1] - 181:10 deserves [1] - 58:1 Design [1] - 2:11 design [41] - 3:3, 3:6, 10:3, 12:12, 57:14, 58:13, 84:7, 85:5, 92:15, 105:4, 121:10, 121:12, 121:15, 123:4, 123:6, 123:11, 126:16, 135:17, 143:9, 157:10, 159:3, 166:18, 175:16, 179:11, 180:4, 184:4, 185:2, 185:10, 187:18, 188:11, 188:16, 198:16, 199:6, 200:1, 200:4, 203:12, 203:14, 204:5, 207:11, 209:18, 210:17 designed [2] - 85:6, 156:18 designer [1] - 60:16 designing [5] - 12:14, 84:12, 84:18, 85:1, 103:12 designs [2] - 47:6, 139:1 despite [1] - 206:13 detail [7] - 47:5, 79:1,</p>
---	--	---	---	--

<p>101:13, 122:18, 123:12, 124:2, 125:6 detailing [1] - 123:5 details [6] - 12:12, 102:3, 102:6, 102:10, 105:4, 197:3 determination [2] - 3:7, 207:6 Determination [1] - 3:2 determine [7] - 136:15, 187:15, 187:17, 188:3, 188:10, 210:7, 212:11 determined [1] - 3:6 determines [1] - 3:4 develop [1] - 115:18 developed [1] - 115:10 developer [11] - 22:12, 55:9, 76:3, 76:15, 97:3, 171:6, 172:5, 172:12, 176:2, 180:9, 185:13 developers [6] - 46:2, 67:1, 74:2, 107:18, 115:15, 116:13 developing [1] - 189:9 development [26] - 13:18, 15:11, 15:13, 16:1, 17:4, 17:10, 19:2, 19:9, 21:7, 40:12, 40:14, 41:15, 45:14, 55:8, 55:16, 56:15, 57:1, 62:17, 72:4, 88:8, 96:9, 97:6, 107:17, 189:14, 192:10, 194:18 Development [5] - 1:13, 2:3, 4:7, 44:4, 213:3 developments [6] - 9:2, 15:16, 40:13, 56:11, 95:8, 95:16 deviations [1] - 195:6 devil [1] - 102:2 dialogue [4] - 73:8, 74:8, 74:11, 116:12 Dick's [4] - 11:5, 56:12, 56:13, 57:6 difference [11] - 85:11, 154:14, 198:15, 199:1, 199:3, 199:5, 199:7, 199:8, 199:16,</p>	<p>200:2, 204:9 differences [1] - 36:3 different [14] - 24:10, 31:12, 32:4, 137:7, 137:11, 138:12, 138:14, 142:14, 143:6, 147:10, 164:17, 164:18, 174:6, 198:2 differently [1] - 103:12 difficult [4] - 62:12, 105:14, 162:5, 197:12 difficulties [1] - 95:3 dimensional [1] - 40:3 dimensions [1] - 81:12 diminish [1] - 208:1 DIRECT [1] - 214:15 direct [3] - 56:5, 137:9, 175:5 direction [4] - 20:2, 25:15, 36:17, 159:2 DIRECTION [1] - 214:15 directions [1] - 129:2 directly [5] - 23:1, 25:16, 40:5, 44:18, 84:6 dirt [1] - 191:16 disappear [3] - 156:2, 156:6, 158:16 disappeared [1] - 155:14 disappointed [2] - 39:15, 157:1 Discovery [4] - 3:2, 186:16, 187:14, 189:5 discrepancy [1] - 76:11 discrete [1] - 28:15 discretion [2] - 197:8, 203:14 discuss [2] - 128:3, 181:18 discussed [3] - 65:6, 88:14, 168:15 discussion [8] - 2:12, 47:5, 64:15, 77:12, 113:3, 122:4, 128:12, 143:1 discussions [4] - 14:1, 64:11, 79:13, 180:3 disrupt [2] - 89:16, 89:17 distance [8] - 67:10, 125:4, 129:2,</p>	<p>133:16, 147:14, 150:7, 151:4, 152:2 distant [2] - 130:7, 148:9 distinction [1] - 140:4 distinctive [1] - 199:6 District [2] - 10:6, 10:12 district [3] - 21:3, 28:13, 35:6 disturb [4] - 82:18, 83:7, 89:14, 90:1 divided [1] - 28:15 doctrine [1] - 109:4 document [2] - 60:6, 60:12 documentation [2] - 60:5, 76:4 DOES [1] - 214:14 doggedly [1] - 153:7 done [20] - 22:12, 29:9, 47:17, 48:2, 58:7, 64:6, 65:8, 65:9, 81:15, 84:16, 91:3, 93:11, 95:1, 98:16, 100:18, 114:10, 126:8, 126:11, 175:7, 175:10 door [3] - 74:4, 80:3, 117:3 doorways [1] - 25:4 down [43] - 6:2, 11:17, 15:10, 16:6, 16:17, 18:12, 19:5, 20:17, 21:15, 22:4, 24:13, 25:2, 26:10, 28:8, 30:7, 30:16, 30:18, 34:5, 35:12, 40:15, 53:15, 58:14, 59:2, 63:16, 65:12, 66:5, 66:6, 66:16, 80:10, 88:13, 89:7, 89:8, 93:16, 96:3, 111:11, 131:7, 134:4, 139:2, 154:13, 175:6, 198:11, 209:4 DPW [5] - 13:14, 14:4, 64:6, 65:3, 106:10 DPW's [1] - 96:18 drafted [1] - 203:18 drain [3] - 87:16, 89:8 drainage [1] - 90:4 dramatic [1] - 100:15 dramatically [1] - 143:18 drastically [1] - 40:1 draw [1] - 144:3 drawing [5] - 35:4, 98:5, 184:13,</p>	<p>184:14, 184:18 Drive [5] - 189:16, 189:17, 191:2, 191:6, 191:18 drive [1] - 118:17 driven [4] - 203:11, 203:12, 205:15, 206:3 driveway [5] - 62:13, 166:4, 166:15, 167:6, 169:10 driving [1] - 62:16 due [3] - 7:11, 186:15, 212:2 dumps [1] - 139:3 dumpster [1] - 80:15 duplex [1] - 63:13 during [4] - 9:8, 23:16, 84:10, 84:16 dyed [1] - 156:8</p> <p>E</p> <p>early [4] - 6:1, 37:4, 50:13, 76:13 Earth [1] - 151:9 easement [10] - 25:18, 64:11, 65:18, 67:2, 88:10, 89:7, 90:7, 90:8, 90:13, 111:12 easier [1] - 116:17 east [1] - 6:5 easy [1] - 146:17 edge [7] - 33:4, 65:17, 93:15, 96:6, 129:10, 130:3, 150:17 edit [1] - 48:3 Edmunds [3] - 53:8, 177:1, 177:4 effect [10] - 50:12, 126:2, 128:1, 129:17, 131:4, 131:5, 134:2, 137:6, 140:5, 189:13 effectively [1] - 127:12 effort [1] - 113:9 Eggers [1] - 180:10 eight [1] - 67:6 eight-inch [1] - 67:6 either [9] - 5:13, 5:18, 33:1, 135:14, 156:7, 158:13, 197:2, 197:6, 200:2 elaborate [3] - 123:4, 126:8, 127:6 elaborated [1] - 124:12 elderly [1] - 51:18</p>	<p>electrical [1] - 122:6 electrician [1] - 178:14 electronically [1] - 213:4 element [5] - 132:12, 132:14, 135:11, 135:17, 143:9 elements [5] - 132:11, 135:11, 137:2, 140:12, 194:18 ELENA [9] - 163:1, 163:4, 163:18, 164:3, 164:8, 165:17, 166:6, 166:10, 167:3 Elena [3] - 126:8, 127:6, 181:14 Elena's [1] - 123:8 elevation [2] - 93:18, 103:6 elevations [5] - 31:18, 34:13, 68:12, 166:3, 166:8 elevator [2] - 35:1, 63:12 eleven [1] - 210:17 eliminate [1] - 150:12 Elm [1] - 17:6 Elmwood [21] - 2:6, 2:9, 8:10, 8:16, 9:7, 11:17, 14:18, 15:4, 15:5, 16:6, 16:17, 19:1, 21:18, 22:9, 28:2, 30:16, 55:7, 55:10, 56:18, 57:7, 58:1 elsewhere [1] - 27:12 embracing [1] - 28:16 Emily [2] - 39:1, 43:5 empty [2] - 17:3, 177:7 enclosed [1] - 168:9 enclosure [2] - 68:18, 148:16 encourage [3] - 116:12, 119:1, 157:13 encourages [2] - 80:17, 80:18 end [17] - 9:7, 9:10, 15:9, 17:3, 23:11, 31:15, 40:13, 57:7, 58:1, 58:6, 59:5, 59:8, 95:9, 95:15, 110:11, 129:7, 148:10 ended [2] - 150:3, 157:4 ends [3] - 130:10, 138:10, 157:5</p>
--	--	--	--	---

<p>energy [2] - 60:6, 141:12</p> <p>enforcement [1] - 106:14</p> <p>engaged [1] - 76:17</p> <p>engagement [2] - 76:13, 76:18</p> <p>engineer [4] - 85:7, 89:12, 103:14, 107:16</p> <p>engineering [1] - 88:16</p> <p>engineers [1] - 88:18</p> <p>enhance [1] - 26:5</p> <p>enhanced [2] - 23:8, 33:2</p> <p>enter [2] - 11:12, 65:13</p> <p>enterprise [1] - 57:8</p> <p>entertain [1] - 161:16</p> <p>entire [2] - 163:6, 198:9</p> <p>entrance [6] - 47:6, 165:1, 166:4, 170:14, 198:7, 198:8</p> <p>entrenched [1] - 77:13</p> <p>entries [1] - 31:7</p> <p>entry [7] - 24:14, 25:14, 28:3, 29:2, 29:14, 30:17, 31:6</p> <p>envelope [1] - 10:7</p> <p>environment [1] - 116:1</p> <p>environmental [3] - 46:8, 46:16, 98:13</p> <p>envision [1] - 31:10</p> <p>envy [1] - 57:16</p> <p>equal [3] - 129:2, 133:15, 148:9</p> <p>equally [1] - 130:7</p> <p>equals [1] - 41:12</p> <p>equidistant [1] - 150:5</p> <p>equipment [37] - 4:9, 68:4, 83:13, 83:16, 116:4, 121:13, 122:6, 122:12, 123:9, 123:17, 124:8, 124:15, 124:16, 125:2, 125:17, 127:13, 129:4, 129:9, 129:11, 129:12, 129:13, 130:1, 130:13, 131:2, 131:3, 133:17, 138:1, 141:15, 144:18, 147:3, 150:4, 150:13,</p>	<p>151:2, 156:15, 172:11, 178:15, 179:2</p> <p>ERRATA [1] - 213:1</p> <p>Errata [2] - 213:2, 213:7</p> <p>error [1] - 80:4</p> <p>especially [10] - 13:7, 49:16, 57:5, 59:7, 102:7, 117:14, 120:11, 137:8, 198:1, 209:17</p> <p>essentially [8] - 27:2, 76:2, 162:2, 183:18, 189:12, 193:3, 193:11, 201:14</p> <p>established [1] - 206:7</p> <p>etcetera [1] - 133:13</p> <p>evaluation [1] - 170:5</p> <p>evening [12] - 8:12, 14:7, 38:15, 43:12, 121:18, 175:14, 186:18, 188:6, 188:12, 193:13, 194:3, 211:1</p> <p>event [1] - 124:18</p> <p>events [1] - 58:4</p> <p>Eversource [4] - 124:1, 176:3, 176:10, 178:7</p> <p>everyday [1] - 53:10</p> <p>evolved [1] - 208:18</p> <p>exact [2] - 7:12, 61:8</p> <p>exactly [6] - 53:7, 113:14, 135:1, 136:3, 174:17, 181:15</p> <p>example [1] - 57:18</p> <p>excavation [1] - 97:13</p> <p>exceed [3] - 35:8, 36:10, 149:14</p> <p>exceeds [1] - 94:18</p> <p>except [4] - 50:12, 68:3, 118:10, 213:15</p> <p>excuse [2] - 158:2, 201:8</p> <p>exercises [1] - 141:13</p> <p>exhausting [1] - 99:4</p> <p>exist [2] - 33:16, 190:4</p> <p>existed [1] - 192:3</p> <p>existing [12] - 2:7, 11:8, 33:15, 34:6, 36:5, 86:14, 87:17, 88:2, 97:9, 98:15, 99:9, 106:7</p> <p>exit [1] - 25:12</p> <p>exiting [1] - 67:17</p> <p>expand [1] - 114:11</p>	<p>expanse [1] - 30:9</p> <p>expect [6] - 91:17, 95:14, 97:18, 127:18, 178:18, 208:16</p> <p>expensive [1] - 97:16</p> <p>experience [1] - 193:4</p> <p>experiment [1] - 143:11</p> <p>Expires [1] - 214:12</p> <p>explain [2] - 178:8, 181:14</p> <p>explore [1] - 124:2</p> <p>exploring [1] - 143:14</p> <p>exposed [2] - 86:6, 147:18</p> <p>expressed [2] - 82:5, 118:9</p> <p>extend [1] - 117:18</p> <p>extended [1] - 150:8</p> <p>extends [2] - 25:7, 150:16</p> <p>extensions [1] - 125:3</p> <p>extensive [1] - 55:11</p> <p>exterior [2] - 32:2, 32:3</p> <p>extra [2] - 51:12, 74:15</p> <p>extremely [1] - 91:6</p> <p>eye [8] - 32:13, 101:13, 129:5, 137:17, 137:18, 141:2, 141:3, 154:16</p> <p>F</p> <p>facade [5] - 139:6, 139:7, 140:12, 157:3, 157:4</p> <p>face [2] - 117:8, 189:8</p> <p>faced [1] - 115:8</p> <p>faces [2] - 172:17, 212:5</p> <p>facility [1] - 11:7</p> <p>facing [2] - 102:8, 120:16</p> <p>fact [14] - 95:4, 125:14, 129:9, 130:2, 132:10, 145:18, 158:3, 160:10, 164:16, 172:6, 188:13, 192:13, 204:8, 206:18</p> <p>factor [1] - 195:16</p> <p>failure [1] - 180:1</p> <p>fair [4] - 84:1, 87:13, 91:8, 102:13</p> <p>Fair [2] - 62:3, 62:9</p>	<p>fairly [2] - 125:15, 128:1</p> <p>faith [1] - 113:9</p> <p>fall [1] - 10:9</p> <p>falling [1] - 101:18</p> <p>families [1] - 41:7</p> <p>family [6] - 9:1, 9:4, 9:5, 17:5, 41:2, 41:9</p> <p>fan [1] - 99:4</p> <p>FAR [7] - 21:4, 70:6, 70:11, 206:7, 206:9, 206:15, 207:1</p> <p>far [4] - 9:14, 52:3, 150:15, 188:5</p> <p>Farooq [1] - 1:12</p> <p>FAROOQ [7] - 4:8, 7:14, 76:2, 78:8, 161:18, 162:9, 184:8</p> <p>fascinating [1] - 143:1</p> <p>fast [1] - 192:1</p> <p>faster [1] - 171:2</p> <p>favor [3] - 186:5, 203:12, 210:14</p> <p>favorable [1] - 100:12</p> <p>fears [1] - 116:17</p> <p>feature [2] - 28:3, 130:2</p> <p>features [1] - 11:10</p> <p>feedback [4] - 46:4, 71:18, 72:1, 92:6</p> <p>feet [30] - 2:8, 10:1, 21:5, 25:9, 33:5, 34:3, 35:8, 35:9, 36:3, 36:10, 41:1, 67:3, 67:4, 83:18, 93:15, 94:7, 94:12, 127:10, 189:14, 190:6, 190:9, 193:1, 193:2, 193:10, 193:11, 193:12, 193:15, 206:6, 206:14</p> <p>fellow [1] - 212:4</p> <p>felt [2] - 155:14, 155:17</p> <p>fence [24] - 15:9, 18:13, 19:4, 26:7, 30:11, 31:15, 32:16, 33:5, 33:14, 33:17, 47:6, 69:10, 101:9, 102:11, 114:13, 165:12, 166:16, 166:17, 167:4, 167:14, 168:17, 173:12</p> <p>fences [1] - 102:7</p> <p>fencing [4] - 12:10, 26:6, 31:12, 101:17</p> <p>few [4] - 40:14, 82:3,</p>	<p>111:9, 177:9</p> <p>Fi [1] - 183:3</p> <p>fiber [1] - 32:1</p> <p>fiddled [1] - 171:15</p> <p>field [1] - 190:3</p> <p>figure [2] - 110:3, 162:16</p> <p>figured [1] - 96:1</p> <p>file [1] - 199:11</p> <p>finally [1] - 112:12</p> <p>fine [2] - 81:3, 169:14</p> <p>finer [1] - 105:4</p> <p>finger [1] - 156:12</p> <p>finish [4] - 32:5, 156:4, 156:9, 167:14</p> <p>finished [5] - 15:14, 19:17, 87:6, 152:12, 186:10</p> <p>firm [1] - 95:17</p> <p>firmly [1] - 207:16</p> <p>first [19] - 4:6, 8:8, 38:3, 38:15, 60:4, 61:2, 63:10, 83:12, 104:14, 106:8, 115:4, 128:5, 128:18, 149:1, 150:2, 161:10, 176:17, 187:17, 201:15</p> <p>fit [2] - 89:13, 185:13</p> <p>fits [1] - 20:14</p> <p>five [6] - 22:17, 32:15, 33:5, 34:9, 45:7, 101:9</p> <p>five-foot [3] - 32:15, 34:9, 101:9</p> <p>fix [1] - 113:6</p> <p>flat [2] - 6:15, 68:13</p> <p>floor [26] - 10:15, 26:15, 26:16, 27:10, 27:11, 27:13, 28:10, 35:10, 37:7, 63:11, 63:15, 68:17, 69:7, 70:5, 93:13, 94:2, 94:5, 137:6, 142:17, 194:16, 195:9, 203:6, 205:18, 206:3</p> <p>Floor [1] - 1:6</p> <p>floors [2] - 139:16, 142:14</p> <p>flowering [1] - 127:14</p> <p>flyered [1] - 74:9</p> <p>Flynn [1] - 1:11</p> <p>FLYNN [19] - 79:4, 81:3, 102:16, 104:1, 119:8, 119:10, 119:17, 155:16, 162:14, 163:2, 163:7, 165:5,</p>
---	--	---	---	---

<p>165:10, 166:1, 184:12, 185:3, 185:7, 185:17, 209:7</p> <p>foliage [1] - 123:13</p> <p>folks [7] - 44:10, 45:4, 48:14, 77:2, 105:12, 182:5, 208:15</p> <p>follow [3] - 75:12, 129:15, 148:9</p> <p>Following [1] - 2:15</p> <p>following [6] - 3:7, 5:8, 41:4, 128:12, 165:10, 203:10</p> <p>follows [2] - 125:18, 133:15</p> <p>food [1] - 58:4</p> <p>foot [7] - 32:15, 34:9, 86:13, 87:1, 89:13, 100:5, 101:9</p> <p>footage [1] - 193:15</p> <p>footprint [4] - 27:14, 35:11, 188:3</p> <p>footprints [1] - 3:4</p> <p>FOR [1] - 1:2</p> <p>Force [1] - 177:12</p> <p>force [1] - 178:13</p> <p>forced [2] - 53:15, 157:9</p> <p>forces [1] - 118:16</p> <p>foregoing [1] - 213:15</p> <p>FOREGOING [1] - 214:14</p> <p>Forester [2] - 191:14, 202:3</p> <p>forgiving [1] - 125:15</p> <p>form [1] - 87:6</p> <p>former [2] - 46:10, 191:6</p> <p>forth [4] - 70:16, 111:9, 168:2, 214:6</p> <p>forthwith [1] - 186:12</p> <p>fortunately [1] - 193:5</p> <p>forum [2] - 171:7, 171:11</p> <p>forward [11] - 58:10, 74:7, 75:15, 88:11, 97:7, 129:3, 170:17, 171:18, 180:13, 185:11, 186:5</p> <p>forwarded [2] - 4:18, 171:9</p> <p>fountain [2] - 182:10, 182:11</p> <p>four [14] - 9:5, 21:5, 28:18, 30:14, 39:16, 41:2, 53:16, 60:14, 61:7, 83:18, 94:1, 94:5, 115:11, 160:8</p> <p>four-bedroom [1] - 41:2</p>	<p>four-story [3] - 28:18, 30:14, 115:11</p> <p>fourth [11] - 27:10, 27:11, 27:13, 28:10, 35:10, 37:7, 63:11, 69:7, 70:5, 93:13, 94:2</p> <p>free [3] - 106:17, 107:3, 183:2</p> <p>freed [1] - 100:11</p> <p>French [1] - 32:6</p> <p>friends [1] - 138:8</p> <p>FROM [1] - 169:9</p> <p>front [13] - 17:16, 25:3, 28:17, 29:3, 30:4, 30:12, 34:15, 59:9, 80:3, 100:3, 141:14, 151:16, 152:8</p> <p>frontage [2] - 79:17, 202:2</p> <p>fronts [1] - 24:11</p> <p>full [7] - 65:2, 74:3, 97:13, 143:9, 168:16, 205:2, 211:9</p> <p>fully [4] - 22:4, 46:7, 75:1, 77:9</p> <p>fun [1] - 58:8</p> <p>funny [1] - 204:14</p> <p>furniture [1] - 173:3</p> <p>fussy [3] - 164:4, 164:7, 165:9</p> <p>future [2] - 97:6, 212:8</p> <p>G</p> <p>GALINSKY [4] - 55:6, 55:7, 56:7, 59:14</p> <p>galinsky [1] - 55:7</p> <p>game [2] - 135:1, 148:9</p> <p>garage [10] - 16:15, 25:7, 25:13, 26:9, 47:1, 90:6, 97:13, 100:6, 190:13, 190:14</p> <p>garages [1] - 190:12</p> <p>garden [15] - 2:11, 121:12, 122:10, 128:5, 159:10, 159:12, 162:11, 164:2, 171:8, 176:1, 181:5, 182:15, 182:16, 182:17, 183:8</p> <p>gas [1] - 17:12</p> <p>gate [3] - 25:16, 163:5, 164:1</p> <p>gated [1] - 165:18</p>	<p>gateway [1] - 57:18</p> <p>gather [1] - 5:15</p> <p>gathering [2] - 6:8, 6:9</p> <p>gee [1] - 192:8</p> <p>General [2] - 2:10, 211:4</p> <p>general [2] - 26:5, 68:9</p> <p>GENERAL [2] - 1:3, 2:2</p> <p>generally [1] - 24:15</p> <p>generous [3] - 24:14, 31:11, 94:15</p> <p>geometries [1] - 32:12</p> <p>girth [1] - 127:11</p> <p>GIS [1] - 81:10</p> <p>given [9] - 91:2, 95:4, 120:8, 120:11, 124:10, 129:9, 129:17, 153:5, 188:13</p> <p>glass [3] - 50:15, 131:15, 132:8</p> <p>glazed [1] - 31:17</p> <p>glazing [1] - 10:14</p> <p>goal [1] - 158:16</p> <p>gonna [9] - 44:18, 60:13, 61:12, 62:6, 89:16, 172:10, 181:5, 181:13, 181:16</p> <p>Goods [1] - 153:1</p> <p>Google [2] - 90:11, 151:9</p> <p>gosh [1] - 105:15</p> <p>Government [1] - 7:5</p> <p>Grace [1] - 53:14</p> <p>graceful [1] - 35:12</p> <p>grade [5] - 22:6, 22:17, 124:11, 181:11</p> <p>grandiose [1] - 109:9</p> <p>granted [1] - 64:12</p> <p>grass [1] - 89:15</p> <p>grassy [1] - 67:2</p> <p>great [6] - 46:15, 55:13, 73:9, 160:12, 177:10, 211:12</p> <p>greater [2] - 137:3</p> <p>green [6] - 48:17, 89:15, 98:1, 127:9, 181:8, 181:11</p> <p>grey [2] - 143:18, 156:8</p> <p>gross [1] - 193:14</p> <p>Grossman [1] - 212:5</p> <p>ground [5] - 10:14, 87:8, 90:18, 98:15, 103:8</p>	<p>groundwater [4] - 98:16, 99:7, 99:8, 99:9</p> <p>group [3] - 45:18, 71:14, 71:16</p> <p>groups [5] - 5:14, 13:12, 73:18, 77:7</p> <p>grow [1] - 127:12</p> <p>guess [24] - 44:1, 71:4, 85:10, 87:5, 89:2, 95:6, 95:12, 104:9, 106:8, 110:9, 135:17, 146:8, 146:9, 149:6, 149:10, 157:9, 160:2, 161:5, 161:15, 165:10, 185:8, 189:10, 198:11, 210:6</p> <p>guest [1] - 51:9</p> <p>guests [1] - 181:6</p> <p>guidance [1] - 162:4</p> <p>guidelines [2] - 13:8, 41:5</p> <p>guys [2] - 50:5, 59:10</p> <p>gymnastics [1] - 142:18</p> <p>H</p> <p>habits [1] - 55:12</p> <p>half [9] - 15:5, 17:17, 20:8, 22:16, 27:15, 35:11, 43:17, 45:5, 175:5</p> <p>halfway [1] - 141:14</p> <p>Hall [1] - 151:16</p> <p>hand [6] - 21:16, 112:14, 112:15, 163:17, 210:13, 214:8</p> <p>handicap [1] - 22:18</p> <p>handicapped [1] - 22:6</p> <p>handling [3] - 116:4, 116:7, 116:8</p> <p>hands [5] - 160:3, 160:7, 161:2, 186:7, 210:15</p> <p>hanging [1] - 93:16</p> <p>hangout [1] - 29:8</p> <p>happy [5] - 14:9, 26:13, 37:13, 45:9, 100:16</p> <p>hard [2] - 77:14, 130:10</p> <p>hardscape [2] - 181:9, 181:17</p> <p>Harvard [2] - 172:17, 203:9</p> <p>HAWKINSON [2] -</p>	<p>7:13, 177:2</p> <p>hazardous [1] - 98:11</p> <p>hear [14] - 5:4, 6:7, 71:4, 91:17, 111:14, 113:14, 114:2, 118:4, 122:8, 158:14, 159:8, 170:9, 176:9, 187:4</p> <p>heard [15] - 38:13, 48:11, 59:16, 62:5, 63:3, 70:16, 71:8, 71:18, 72:1, 73:12, 93:1, 106:9, 112:18, 115:14, 116:9</p> <p>Hearing [1] - 2:5</p> <p>HEARING [1] - 1:3</p> <p>hearing [22] - 3:5, 4:14, 6:11, 7:1, 7:3, 8:9, 44:3, 44:10, 44:11, 44:14, 45:8, 56:13, 56:17, 72:13, 78:6, 78:17, 91:15, 91:18, 176:6, 188:8, 196:15, 214:6</p> <p>hearings [2] - 6:14, 7:6</p> <p>heartened [1] - 158:14</p> <p>heat [2] - 69:3, 69:12</p> <p>heaven [2] - 50:18, 52:17</p> <p>heavily [1] - 46:9</p> <p>heavy [1] - 144:1</p> <p>height [24] - 11:1, 16:13, 21:4, 25:9, 36:11, 39:18, 87:1, 129:3, 129:8, 129:12, 129:13, 129:18, 130:11, 130:12, 137:3, 143:9, 147:9, 155:18, 168:16, 194:16, 195:10, 203:6</p> <p>held [1] - 72:16</p> <p>help [6] - 5:15, 116:18, 117:7, 132:6, 156:11, 158:15</p> <p>helpful [2] - 161:18, 162:3</p> <p>hereby [1] - 213:16</p> <p>herein [1] - 214:6</p> <p>hereunto [1] - 214:7</p> <p>hi [1] - 59:18</p> <p>hidden [2] - 138:18, 151:17</p> <p>hide [6] - 121:15, 123:16, 129:3, 145:15, 151:2, 164:12</p>
--	--	--	---	---

<p>hiding [2] - 131:1, 133:18</p> <p>high [14] - 18:10, 20:6, 20:7, 32:16, 32:17, 33:5, 33:6, 40:12, 82:1, 83:18, 86:13, 130:14, 133:17, 147:4</p> <p>higher [4] - 87:3, 131:5, 153:4, 153:5</p> <p>hire [1] - 7:8</p> <p>hired [1] - 81:9</p> <p>hiring [1] - 7:7</p> <p>historic [1] - 209:17</p> <p>history [7] - 196:5, 205:9, 205:10, 205:14, 206:17, 208:11, 208:16</p> <p>hold [2] - 4:10, 92:1</p> <p>holding [1] - 7:6</p> <p>home [3] - 11:5, 50:14, 177:13</p> <p>homeowner [1] - 39:1</p> <p>hope [9] - 12:16, 15:10, 44:9, 45:1, 116:11, 171:10, 177:18, 179:6, 186:10</p> <p>HOPE [10] - 8:12, 13:4, 37:17, 64:4, 71:11, 78:12, 84:5, 108:14, 110:16, 111:5</p> <p>Hope [2] - 8:14</p> <p>hopefully [3] - 64:14, 78:18, 192:16</p> <p>hoping [2] - 55:16, 58:12</p> <p>hotel [9] - 122:2, 122:11, 174:1, 174:15, 181:7, 192:11, 192:14, 198:8, 202:12</p> <p>Hotel [6] - 2:11, 54:15, 121:10, 122:3, 142:1, 192:17</p> <p>hotspot [1] - 183:3</p> <p>hour [2] - 4:4, 186:15</p> <p>hours [2] - 40:6, 52:10</p> <p>house [5] - 52:4, 117:8, 168:11, 173:11, 173:13</p> <p>household [1] - 41:16</p> <p>houses [2] - 93:7, 94:7</p> <p>Housing [4] - 2:12, 5:10, 5:12, 6:2</p> <p>housing [9] - 4:16, 41:5, 42:1, 48:1,</p>	<p>118:11, 186:14, 186:17, 187:3, 187:7</p> <p>Howard [3] - 54:15, 171:3, 179:17</p> <p>HOWARD [1] - 171:2</p> <p>HUD [1] - 41:5</p> <p>huge [1] - 172:6</p> <p>Hugh [12] - 1:9, 63:7, 92:11, 111:10, 128:18, 135:7, 152:15, 152:17, 153:13, 158:17, 202:17, 207:8</p> <p>HUGH [50] - 63:8, 63:15, 63:18, 65:11, 66:1, 66:4, 66:8, 66:15, 67:8, 67:16, 68:3, 68:6, 69:18, 90:10, 92:12, 92:15, 96:13, 107:6, 107:8, 131:11, 131:14, 132:7, 133:4, 134:4, 135:13, 141:9, 142:2, 142:6, 142:13, 144:5, 144:10, 145:2, 151:8, 151:13, 154:2, 154:12, 155:1, 155:6, 159:4, 161:1, 165:16, 170:3, 170:5, 170:8, 195:14, 196:7, 199:10, 200:15, 202:15, 202:18</p> <p>HVAC [3] - 82:5, 83:16, 84:13</p> <hr/> <p>I</p> <p>i.e [1] - 129:1</p> <p>idea [17] - 18:3, 27:18, 30:3, 33:18, 59:8, 69:5, 75:7, 80:12, 86:18, 90:14, 101:2, 102:17, 103:7, 126:15, 130:18, 135:4, 145:11</p> <p>ideas [3] - 74:5, 104:1, 109:9</p> <p>image [1] - 144:14</p> <p>images [4] - 33:12, 131:11, 131:14, 131:15</p> <p>imagine [5] - 77:7, 97:17, 100:10, 101:1, 112:18</p> <p>immediate [1] - 116:13</p> <p>immediately [1] - 30:14</p>	<p>impact [13] - 44:18, 77:15, 103:15, 104:12, 105:7, 108:1, 111:8, 112:6, 134:3, 135:6, 141:15, 143:18, 200:13</p> <p>impacts [7] - 47:2, 105:2, 105:9, 105:12, 106:6, 112:11, 135:11</p> <p>importance [1] - 141:11</p> <p>important [6] - 50:13, 72:10, 103:7, 116:2, 154:8, 155:8</p> <p>impose [5] - 30:14, 91:5, 94:17, 183:17, 184:5</p> <p>improve [1] - 109:12</p> <p>improved [1] - 212:7</p> <p>improvement [5] - 105:16, 163:11, 174:2, 174:11, 174:16</p> <p>improvements [2] - 11:14, 112:9</p> <p>improves [1] - 174:18</p> <p>IN [2] - 214:7, 214:14</p> <p>Inaudible [1] - 200:15</p> <p>inbound [1] - 131:8</p> <p>INC [1] - 1:17</p> <p>incarnation [1] - 6:17</p> <p>inch [1] - 67:6</p> <p>inches [2] - 130:15, 150:17</p> <p>inclined [4] - 159:1, 197:9, 203:2, 207:16</p> <p>include [5] - 42:18, 128:16, 185:6, 195:1, 195:8</p> <p>included [4] - 51:6, 70:5, 83:15, 131:9</p> <p>including [3] - 29:11, 44:7, 98:17</p> <p>inclusionary [7] - 4:16, 118:11, 118:13, 186:14, 186:17, 187:3, 187:7</p> <p>Inclusionary [1] - 2:12</p> <p>income [1] - 41:16</p> <p>inconsistent [1] - 201:1</p> <p>incorporate [1] - 192:11</p> <p>incorporated [1] - 202:13</p>	<p>increased [1] - 52:7</p> <p>increasing [1] - 65:7</p> <p>incredibly [1] - 177:15</p> <p>incumbent [1] - 118:17</p> <p>indeed [1] - 187:18</p> <p>Index [2] - 2:15, 3:9</p> <p>indicated [5] - 79:14, 96:18, 180:15, 182:9, 211:3</p> <p>individuals [2] - 41:6, 41:18</p> <p>industrial [2] - 11:4, 46:10</p> <p>industrial-looking [1] - 11:4</p> <p>inform [1] - 76:7</p> <p>information [5] - 6:8, 60:8, 87:18, 126:3, 209:17</p> <p>informational [1] - 5:2</p> <p>infrastructure [1] - 180:14</p> <p>inherited [1] - 157:17</p> <p>innocuous [1] - 145:3</p> <p>innovation [1] - 207:2</p> <p>innovative [1] - 206:1</p> <p>input [2] - 44:11, 200:9</p> <p>inside [3] - 31:14, 34:18, 99:9</p> <p>instance [2] - 24:17, 81:15</p> <p>instead [4] - 74:5, 103:12, 114:12, 154:16</p> <p>INSTRUCTIONS [2] - 213:1, 213:5</p> <p>integrated [1] - 157:2</p> <p>integrates [1] - 137:12</p> <p>integrating [1] - 127:17</p> <p>integrity [1] - 160:11</p> <p>intellectualization [1] - 145:5</p> <p>intellectualize [2] - 140:18, 141:4</p> <p>intend [3] - 26:2, 96:18, 107:15</p> <p>intended [1] - 145:8</p> <p>intentional [2] - 50:4, 145:13</p> <p>interactions [2] - 70:17, 71:9</p> <p>interest [4] - 39:8, 135:16, 136:1, 136:6</p> <p>interested [7] - 4:15, 5:14, 7:17, 13:9,</p>	<p>193:9, 196:16, 208:15</p> <p>interference [1] - 109:5</p> <p>interim [1] - 113:15</p> <p>interior [3] - 32:2, 100:18, 202:1</p> <p>interject [1] - 201:9</p> <p>internal [1] - 63:17</p> <p>interpret [1] - 161:1</p> <p>interpretation [1] - 128:18</p> <p>interrupt [1] - 68:1</p> <p>intimately [1] - 170:11</p> <p>introduce [1] - 126:18</p> <p>introduced [2] - 39:10, 123:15</p> <p>inventive [1] - 92:16</p> <p>invite [1] - 45:14</p> <p>inviting [3] - 29:8, 29:11, 31:2</p> <p>involved [2] - 117:2, 170:11</p> <p>involvement [2] - 58:13, 117:12</p> <p>IRAM [7] - 4:8, 7:14, 76:2, 78:8, 161:18, 162:9, 184:8</p> <p>Iram [4] - 1:12, 75:14, 78:1, 184:7</p> <p>iron [1] - 173:4</p> <p>iron-clad [1] - 173:4</p> <p>irrigation [1] - 54:13</p> <p>isolated [2] - 193:17, 193:18</p> <p>issue [8] - 75:11, 85:11, 95:13, 113:6, 169:15, 169:16, 170:11, 196:12</p> <p>issues [14] - 46:6, 91:16, 92:7, 95:2, 100:2, 105:5, 113:5, 113:11, 113:12, 124:13, 179:12, 182:13, 183:7</p> <p>item [4] - 4:6, 4:14, 8:8, 145:5</p> <p>itself [11] - 19:6, 24:9, 30:14, 127:14, 129:9, 129:14, 133:14, 135:6, 146:17, 193:17, 193:18</p> <p>ivy [3] - 50:8, 52:8, 115:9</p> <hr/> <p>J</p> <p>jeopardy [1] - 111:13</p> <p>job [3] - 91:4, 106:4,</p>
--	--	--	--	--

<p>163:13 John [6] - 49:3, 54:15, 55:14, 171:3, 175:4, 179:17 JOHN [4] - 7:13, 49:3, 171:2, 177:2 John's [1] - 177:5 joined [1] - 205:12 joining [1] - 206:16 joint [1] - 108:2 Joseph [1] - 1:15 JR [60] - 38:4, 85:10, 86:1, 86:4, 86:10, 86:16, 87:5, 87:11, 87:15, 88:6, 89:2, 89:6, 91:9, 95:7, 95:12, 96:1, 96:8, 96:16, 97:8, 97:12, 97:18, 98:4, 98:9, 99:12, 107:3, 133:7, 142:4, 146:13, 146:18, 147:5, 147:9, 148:1, 148:4, 148:11, 148:15, 149:2, 149:6, 149:10, 149:13, 149:17, 152:7, 153:2, 153:12, 154:11, 160:15, 166:2, 166:7, 166:12, 167:1, 167:6, 167:11, 167:16, 168:1, 169:1, 169:17, 170:13, 200:7, 200:12, 201:5, 208:5 Jr [1] - 1:10 judgement [1] - 140:4 Juliet [1] - 32:6 jump [1] - 108:13 June [2] - 5:18, 6:1 junk [2] - 142:11, 142:12 junkers [1] - 110:13 justify [2] - 50:1, 141:3</p>	<p>kidding [1] - 96:4 KIM [1] - 175:14 Kim [1] - 175:15 kind [30] - 23:9, 23:16, 25:4, 28:16, 31:2, 31:8, 32:9, 32:12, 33:6, 40:13, 50:2, 50:5, 52:6, 85:18, 92:4, 93:12, 95:3, 99:9, 101:8, 101:12, 114:8, 123:13, 124:18, 126:2, 126:16, 149:11, 155:18, 174:6, 180:9, 201:3 kindly [1] - 185:15 kindred [1] - 99:17 kinds [3] - 117:3, 117:6, 153:4 king [1] - 205:17 knock [1] - 74:4 knowledge [1] - 55:11 known [2] - 57:18, 190:12 knows [4] - 77:17, 95:6, 205:16, 205:17</p>	<p>last [16] - 38:9, 40:14, 54:8, 99:8, 122:4, 123:4, 124:1, 134:16, 149:4, 149:5, 150:2, 163:10, 178:4, 178:5, 178:11, 179:6 late [3] - 6:1, 36:16, 61:18 lateness [1] - 186:15 latest [1] - 118:11 latitude [1] - 200:1 lattice [2] - 167:15, 168:17 Lawson [1] - 214:4 lawsuits [1] - 199:12 laying [1] - 100:17 layout [3] - 21:13, 22:3, 100:18 layouts [1] - 27:6 leading [1] - 64:4 leads [5] - 16:13, 17:10, 22:4, 28:7, 104:12 learn [1] - 39:15 lease [1] - 193:6 leased [3] - 190:18, 191:14, 192:4 least [9] - 35:8, 71:2, 77:6, 112:16, 113:8, 122:18, 132:9, 137:17, 161:11 leave [5] - 12:16, 39:7, 48:7, 82:17, 86:13 leaves [2] - 25:10, 109:12 leaving [2] - 18:12, 78:3 led [1] - 130:4 Lee [2] - 177:16, 180:8 left [9] - 16:3, 19:6, 48:18, 70:11, 149:14, 191:7, 191:15, 192:18, 207:3 legal [5] - 72:13, 108:5, 108:10, 109:14, 120:13 Legal [1] - 8:14 legally [1] - 20:14 legitimate [1] - 97:4 length [1] - 94:14 Lenkauskus [1] - 178:13 less [8] - 20:8, 41:6, 41:7, 94:4, 131:6, 145:14, 165:18, 177:9</p>	<p>lessens [1] - 135:5 lesser [1] - 101:4 letter [1] - 176:3 level [10] - 3:3, 90:5, 94:2, 94:6, 103:8, 131:2, 143:15, 188:2, 204:2, 204:11 levels [1] - 9:5 license [2] - 110:1, 207:9 License [1] - 214:11 lieu [1] - 80:15 light [4] - 71:8, 156:5, 177:17, 179:7 Lighting [1] - 177:12 lighting [2] - 177:13, 178:13 lights [4] - 48:15, 94:10, 94:12, 158:15 likely [3] - 5:18, 89:4, 197:18 limit [1] - 110:5 limited [2] - 195:2, 195:8 limits [2] - 99:7, 99:10 LINE [1] - 213:8 line [23] - 15:2, 17:2, 20:10, 22:8, 22:16, 31:14, 34:6, 35:3, 35:5, 35:7, 36:2, 39:17, 85:17, 109:3, 115:7, 125:18, 129:15, 138:10, 139:2, 147:13, 148:9, 154:4 Linea [3] - 40:15, 40:18, 42:3 Linear [41] - 9:12, 14:16, 15:7, 16:14, 17:13, 19:5, 19:7, 19:14, 20:3, 20:16, 21:1, 21:17, 23:3, 23:15, 24:13, 24:16, 25:2, 25:3, 25:14, 28:14, 29:6, 29:12, 30:3, 30:8, 31:4, 31:6, 31:7, 42:8, 44:15, 44:16, 47:6, 47:12, 53:12, 53:15, 64:2, 65:12, 65:13, 75:8, 89:7, 103:1, 120:17 linear [2] - 88:13, 103:17 lined [1] - 146:4 lines [3] - 23:5, 65:8, 106:7 link [2] - 15:8, 30:11 list [8] - 43:10, 46:12,</p>	<p>46:13, 92:11, 92:13, 102:17, 201:6 listed [1] - 60:12 listen [1] - 113:9 listened [1] - 5:6 listening [1] - 85:13 lit [1] - 177:14 literally [1] - 52:7 live [15] - 38:18, 39:5, 42:5, 43:13, 49:4, 49:5, 49:15, 50:18, 53:9, 60:1, 61:17, 62:4, 93:6, 171:3, 173:11 lived [3] - 173:15, 173:17, 174:4 lively [1] - 92:16 living [2] - 39:4, 175:4 Liza [4] - 1:14, 8:4, 120:2, 211:3 LIZA [6] - 8:6, 120:6, 186:3, 211:6, 211:9, 211:13 LLC [2] - 8:16, 189:5 load [4] - 135:6, 139:8, 139:15, 140:3 loading [2] - 79:5, 79:12 loading's [1] - 79:5 lobby [1] - 55:2 lobbying [1] - 53:11 locate [1] - 64:6 located [5] - 10:5, 67:2, 122:7, 122:11, 122:12 location [5] - 9:6, 23:6, 121:12, 195:2, 195:11 lock [1] - 24:7 Locke [1] - 60:1 locus [1] - 14:10 loft [1] - 20:7 Lofts [2] - 16:1, 40:15 look [24] - 16:6, 34:1, 50:6, 52:9, 57:4, 61:8, 61:12, 72:11, 83:9, 83:14, 85:16, 91:1, 93:18, 94:8, 100:16, 102:4, 102:7, 118:10, 155:1, 156:1, 156:7, 167:12, 169:7, 189:18 looked [13] - 124:16, 125:5, 143:13, 145:6, 145:14, 164:3, 164:4, 164:6, 164:8, 174:8, 174:9, 185:15, 190:16 looking [27] - 11:4,</p>
<p>K</p>	<p>L</p> <p>lab [1] - 193:8 Labor [2] - 192:16, 192:17 laboratory [1] - 202:12 land [5] - 28:6, 64:9, 190:2, 192:5, 194:16 landscape [5] - 12:8, 21:10, 26:5, 32:15, 122:15 landscaping [4] - 25:11, 30:2, 47:7, 181:15 lane [1] - 17:7 language [1] - 203:1 large [7] - 11:6, 25:3, 26:16, 36:13, 42:6, 130:17, 195:9 larger [20] - 19:2, 27:6, 28:18, 40:10, 123:12, 131:3, 131:12, 131:16, 131:18, 132:16, 133:18, 148:2, 148:4, 148:8, 148:12, 148:14, 153:8, 179:11, 205:18 largest [2] - 41:1, 42:9 laser [1] - 123:13</p>	<p>last [16] - 38:9, 40:14, 54:8, 99:8, 122:4, 123:4, 124:1, 134:16, 149:4, 149:5, 150:2, 163:10, 178:4, 178:5, 178:11, 179:6 late [3] - 6:1, 36:16, 61:18 lateness [1] - 186:15 latest [1] - 118:11 latitude [1] - 200:1 lattice [2] - 167:15, 168:17 Lawson [1] - 214:4 lawsuits [1] - 199:12 laying [1] - 100:17 layout [3] - 21:13, 22:3, 100:18 layouts [1] - 27:6 leading [1] - 64:4 leads [5] - 16:13, 17:10, 22:4, 28:7, 104:12 learn [1] - 39:15 lease [1] - 193:6 leased [3] - 190:18, 191:14, 192:4 least [9] - 35:8, 71:2, 77:6, 112:16, 113:8, 122:18, 132:9, 137:17, 161:11 leave [5] - 12:16, 39:7, 48:7, 82:17, 86:13 leaves [2] - 25:10, 109:12 leaving [2] - 18:12, 78:3 led [1] - 130:4 Lee [2] - 177:16, 180:8 left [9] - 16:3, 19:6, 48:18, 70:11, 149:14, 191:7, 191:15, 192:18, 207:3 legal [5] - 72:13, 108:5, 108:10, 109:14, 120:13 Legal [1] - 8:14 legally [1] - 20:14 legitimate [1] - 97:4 length [1] - 94:14 Lenkauskus [1] - 178:13 less [8] - 20:8, 41:6, 41:7, 94:4, 131:6, 145:14, 165:18, 177:9</p>	<p>lessens [1] - 135:5 lesser [1] - 101:4 letter [1] - 176:3 level [10] - 3:3, 90:5, 94:2, 94:6, 103:8, 131:2, 143:15, 188:2, 204:2, 204:11 levels [1] - 9:5 license [2] - 110:1, 207:9 License [1] - 214:11 lieu [1] - 80:15 light [4] - 71:8, 156:5, 177:17, 179:7 Lighting [1] - 177:12 lighting [2] - 177:13, 178:13 lights [4] - 48:15, 94:10, 94:12, 158:15 likely [3] - 5:18, 89:4, 197:18 limit [1] - 110:5 limited [2] - 195:2, 195:8 limits [2] - 99:7, 99:10 LINE [1] - 213:8 line [23] - 15:2, 17:2, 20:10, 22:8, 22:16, 31:14, 34:6, 35:3, 35:5, 35:7, 36:2, 39:17, 85:17, 109:3, 115:7, 125:18, 129:15, 138:10, 139:2, 147:13, 148:9, 154:4 Linea [3] - 40:15, 40:18, 42:3 Linear [41] - 9:12, 14:16, 15:7, 16:14, 17:13, 19:5, 19:7, 19:14, 20:3, 20:16, 21:1, 21:17, 23:3, 23:15, 24:13, 24:16, 25:2, 25:3, 25:14, 28:14, 29:6, 29:12, 30:3, 30:8, 31:4, 31:6, 31:7, 42:8, 44:15, 44:16, 47:6, 47:12, 53:12, 53:15, 64:2, 65:12, 65:13, 75:8, 89:7, 103:1, 120:17 linear [2] - 88:13, 103:17 lined [1] - 146:4 lines [3] - 23:5, 65:8, 106:7 link [2] - 15:8, 30:11 list [8] - 43:10, 46:12,</p>	<p>46:13, 92:11, 92:13, 102:17, 201:6 listed [1] - 60:12 listen [1] - 113:9 listened [1] - 5:6 listening [1] - 85:13 lit [1] - 177:14 literally [1] - 52:7 live [15] - 38:18, 39:5, 42:5, 43:13, 49:4, 49:5, 49:15, 50:18, 53:9, 60:1, 61:17, 62:4, 93:6, 171:3, 173:11 lived [3] - 173:15, 173:17, 174:4 lively [1] - 92:16 living [2] - 39:4, 175:4 Liza [4] - 1:14, 8:4, 120:2, 211:3 LIZA [6] - 8:6, 120:6, 186:3, 211:6, 211:9, 211:13 LLC [2] - 8:16, 189:5 load [4] - 135:6, 139:8, 139:15, 140:3 loading [2] - 79:5, 79:12 loading's [1] - 79:5 lobby [1] - 55:2 lobbying [1] - 53:11 locate [1] - 64:6 located [5] - 10:5, 67:2, 122:7, 122:11, 122:12 location [5] - 9:6, 23:6, 121:12, 195:2, 195:11 lock [1] - 24:7 Locke [1] - 60:1 locus [1] - 14:10 loft [1] - 20:7 Lofts [2] - 16:1, 40:15 look [24] - 16:6, 34:1, 50:6, 52:9, 57:4, 61:8, 61:12, 72:11, 83:9, 83:14, 85:16, 91:1, 93:18, 94:8, 100:16, 102:4, 102:7, 118:10, 155:1, 156:1, 156:7, 167:12, 169:7, 189:18 looked [13] - 124:16, 125:5, 143:13, 145:6, 145:14, 164:3, 164:4, 164:6, 164:8, 174:8, 174:9, 185:15, 190:16 looking [27] - 11:4,</p>
<p>K-I-M [1] - 175:15 keep [3] - 8:1, 49:1, 86:18 keeping [2] - 7:17, 88:16 Kendall [1] - 6:12 kept [2] - 25:8, 154:15 KEVIN [1] - 61:16 Kevin [1] - 61:16 key [2] - 77:16, 199:8 KeyWord [1] - 3:9</p>				

16:17, 28:2, 29:6, 30:16, 48:5, 51:13, 52:12, 53:5, 58:10, 60:16, 61:12, 86:5, 90:10, 93:16, 105:13, 105:14, 108:1, 123:7, 125:11, 136:6, 136:12, 141:9, 143:3, 151:8, 154:16, 175:17	lucky [1] - 49:13	27:4, 27:5, 118:16, 203:11, 205:15, 206:3	159:13, 162:1, 163:15, 167:3, 174:15, 183:15, 198:15, 204:14, 205:8, 205:9	memo [2] - 96:18, 107:15
looks [14] - 81:17, 100:5, 100:7, 108:13, 119:13, 123:12, 145:7, 145:9, 145:12, 147:17, 158:14, 174:16, 174:17, 198:6	M	Marriott [1] - 192:17	meaning [1] - 109:18	memory [1] - 76:11
losing [1] - 52:16	Ma'am [1] - 173:9	mary [1] - 119:9	meanings [1] - 139:7	mental [2] - 141:13, 142:17
lost [4] - 27:11, 82:7, 82:15, 112:3	Macchiarolo [2] - 38:16, 38:17	Mary [6] - 1:11, 79:3, 102:15, 166:14, 184:11, 209:6	means [6] - 41:6, 41:17, 104:11, 105:11, 139:11	mention [2] - 7:4, 81:8
Lou [5] - 95:10, 146:12, 160:13, 200:10, 208:4	MACCHIAROLO [4] - 38:17, 38:18, 42:15, 42:17	MARY [19] - 79:4, 81:3, 102:16, 104:1, 119:8, 119:10, 119:17, 155:16, 162:14, 163:2, 163:7, 165:5, 165:10, 166:1, 184:12, 185:3, 185:7, 185:17, 209:7	meant [3] - 178:9, 185:1, 207:3	mentioned [7] - 12:18, 19:5, 20:12, 21:16, 34:11, 48:3, 86:18
Lou's [1] - 103:7	machinery [1] - 89:18	masonry [4] - 166:13, 167:2, 167:17, 168:1	measures [1] - 183:16	mentioning [1] - 28:11
loud [2] - 82:6, 116:7	Madam [3] - 4:8, 8:12, 81:6	Mass [15] - 10:8, 10:10, 10:12, 15:12, 15:17, 19:8, 19:11, 20:17, 23:18, 24:17, 53:9, 122:14, 131:8, 136:2, 151:9	measuring [1] - 208:14	met [12] - 12:2, 12:6, 13:14, 14:2, 14:4, 39:11, 56:1, 64:6, 71:16, 72:1, 75:18, 178:5
LOUIS [60] - 38:4, 85:10, 86:1, 86:4, 86:10, 86:16, 87:5, 87:11, 87:15, 88:6, 89:2, 89:6, 91:9, 95:7, 95:12, 96:1, 96:8, 96:16, 97:8, 97:12, 97:18, 98:4, 98:9, 99:12, 107:3, 133:7, 142:4, 146:13, 146:18, 147:5, 147:9, 148:1, 148:4, 148:11, 148:15, 149:2, 149:6, 149:10, 149:13, 149:17, 152:7, 153:2, 153:12, 154:11, 160:15, 166:2, 166:7, 166:12, 167:1, 167:6, 167:11, 167:16, 168:1, 169:1, 169:17, 170:13, 200:7, 200:12, 201:5, 208:5	magnify [1] - 132:12	mass [5] - 10:9, 16:13, 136:18, 137:3, 137:10	mechanical [9] - 137:6, 137:11, 138:1, 139:10, 139:17, 140:1, 156:15, 172:7	metal [9] - 32:5, 123:10, 123:14, 127:18, 143:14, 143:16, 143:17
LOUIS [60] - 38:4, 85:10, 86:1, 86:4, 86:10, 86:16, 87:5, 87:11, 87:15, 88:6, 89:2, 89:6, 91:9, 95:7, 95:12, 96:1, 96:8, 96:16, 97:8, 97:12, 97:18, 98:4, 98:9, 99:12, 107:3, 133:7, 142:4, 146:13, 146:18, 147:5, 147:9, 148:1, 148:4, 148:11, 148:15, 149:2, 149:6, 149:10, 149:13, 149:17, 152:7, 153:2, 153:12, 154:11, 160:15, 166:2, 166:7, 166:12, 167:1, 167:6, 167:11, 167:16, 168:1, 169:1, 169:17, 170:13, 200:7, 200:12, 201:5, 208:5	magnifying [2] - 131:15, 132:8	Massachusetts [2] - 1:7, 110:1	mechanicals [11] - 2:11, 68:14, 69:13, 103:11, 121:16, 138:11, 138:18, 139:4, 140:15, 157:11, 180:2	mic [1] - 177:2
low [2] - 103:4, 132:4	magnitude [1] - 105:8	MASSACHUSETTS [1] - 214:2	mechanism [2] - 75:15, 110:14	Michael [9] - 43:10, 43:13, 71:13, 176:15, 179:10, 179:14, 182:1, 182:12, 183:4
lower [9] - 35:13, 131:2, 133:15, 139:11, 141:10, 144:13, 150:13, 160:16, 165:12	main [3] - 35:2, 65:16, 67:6	massive [1] - 52:15	median [1] - 41:16	MICHAEL [14] - 43:11, 45:13, 46:13, 46:16, 48:1, 48:9, 159:7, 159:10, 176:16, 179:14, 182:3, 182:15, 182:17, 210:3
	maintain [1] - 35:9	master [4] - 190:5, 191:10, 197:5, 201:13	meet [17] - 13:12, 46:1, 49:9, 55:15, 55:17, 65:1, 65:15, 71:1, 72:7, 75:6, 77:6, 84:8, 84:12, 84:14, 85:2, 109:16, 212:11	microphone [5] - 4:10, 38:8, 48:13, 56:5, 200:11
	maintaining [2] - 91:4, 202:2	match [1] - 26:7	meeting [20] - 4:4, 5:2, 6:10, 13:10, 45:6, 45:8, 46:4, 65:2, 71:13, 72:16, 74:10, 77:6, 92:1, 113:2, 118:3, 118:5, 119:15, 122:5, 124:1, 134:16	mid [1] - 6:1
	maintenance [2] - 54:17, 173:5	matching [1] - 54:3	meetings [12] - 5:10, 5:11, 45:15, 51:6, 70:15, 70:17, 72:16, 77:4, 88:15, 112:14, 177:6, 181:3	mid-June [1] - 6:1
	Major [11] - 3:4, 188:5, 188:7, 192:9, 195:5, 195:7, 196:14, 198:12, 199:10, 202:8, 203:2	material [5] - 33:4, 98:11, 109:5, 134:17, 137:8	meets [1] - 10:15	midday [1] - 37:6
	major/minor [1] - 205:5	materials [2] - 71:3, 119:11	MEMBER [2] - 43:7, 169:9	middle [5] - 30:5, 30:18, 64:15, 143:5, 203:8
	majority [1] - 44:16	math [1] - 206:5	member [1] - 105:15	midst [1] - 115:6
	man [1] - 95:6	matter [7] - 48:12, 59:17, 118:1, 120:18, 121:4, 162:5, 186:16	Member [6] - 1:9, 1:9, 1:10, 1:10, 1:11, 1:11	might [29] - 5:5, 27:10, 50:11, 51:6, 69:10, 71:3, 71:10, 72:10, 80:11, 82:4, 83:7, 89:18, 100:11, 103:15, 110:3, 111:17, 112:9, 117:8, 125:12, 137:8, 137:10, 153:8, 153:10, 156:2, 161:7, 180:6, 204:7, 204:18
	managed [2] - 42:2, 91:6	matters [1] - 211:17	members [7] - 5:13, 8:13, 43:12, 55:18, 183:12, 187:4, 211:16	mile [2] - 14:18, 154:13
	management [4] - 51:17, 66:14, 80:13, 108:2	maximum [1] - 193:12		miles [1] - 9:13
	manager [1] - 7:7	MBTA [4] - 26:1, 64:8, 64:11, 88:9		mind [2] - 86:10,
	Manager [1] - 1:12	MDC [1] - 190:2		
	Manager's [1] - 177:12	mean [23] - 24:11, 30:10, 60:7, 87:10, 93:8, 94:8, 96:16, 101:6, 106:13, 145:2, 145:17, 149:8, 157:11,		
	managers [1] - 8:17			
	mapping [1] - 81:12			
	maps [3] - 20:12, 90:11, 154:2			
	March [1] - 36:1			
	MARIA [2] - 42:15, 42:17			
	Marie [4] - 38:16, 38:17, 49:8, 99:15			
	MARIE [1] - 38:17			
	marked [1] - 31:7			
	market [7] - 26:18,			

<p>212:3 minimal [3] - 36:14, 37:6, 148:18 minimize [1] - 137:5 minimizing [1] - 105:12 Minor [21] - 3:2, 3:6, 187:18, 188:4, 188:11, 189:1, 194:4, 194:8, 194:14, 196:4, 199:12, 201:15, 201:17, 203:7, 203:13, 207:17, 208:12, 209:5, 209:9, 210:7, 210:10 minor [10] - 195:1, 195:4, 197:9, 197:13, 200:4, 201:7, 202:7, 206:13, 206:14, 207:1 minute [2] - 143:12, 182:4 Minuteman [1] - 9:14 minutes [2] - 38:10, 171:1 mish [1] - 105:17 mish-mosh [1] - 105:17 misled [1] - 180:7 miss [1] - 59:10 missing [1] - 54:10 MIT [1] - 6:11 mitigate [2] - 105:6, 111:17 mitigating [1] - 111:8 mitigation [8] - 48:4, 54:14, 65:5, 183:16, 183:17, 184:5, 185:12, 185:14 mitigations [1] - 180:4 mix [2] - 32:12, 195:9 model [13] - 14:9, 24:4, 45:11, 72:2, 72:9, 72:12, 73:4, 74:16, 81:10, 197:17, 212:3, 212:7, 212:12 models [2] - 27:18, 81:7 modern [1] - 206:1 modifications [1] - 201:15 modify [2] - 3:3, 187:18 moment [1] - 197:4 month [5] - 40:18, 41:2, 41:4, 41:13,</p>	<p>42:1 months [1] - 13:15 morning [3] - 36:15, 37:4, 50:13 mornings [1] - 23:17 mortgage [1] - 41:12 mosh [1] - 105:17 most [20] - 5:18, 6:6, 13:4, 15:4, 18:13, 21:7, 22:17, 26:6, 32:2, 67:9, 85:15, 89:4, 100:2, 118:6, 118:7, 126:6, 155:8, 171:16, 208:11 mostly [5] - 17:5, 18:10, 20:5, 50:14, 63:13 motion [1] - 210:7 motorized [1] - 80:11 mouse [1] - 148:7 move [10] - 38:13, 52:2, 80:6, 88:12, 126:11, 159:3, 180:12, 184:3, 185:11, 210:9 moved [1] - 96:3 moves [1] - 97:7 movie [1] - 58:3 moving [5] - 21:12, 74:7, 79:6, 88:11, 171:17 multi [3] - 9:1, 9:4, 9:5 multi-family [3] - 9:1, 9:4, 9:5 multiple [2] - 88:15, 98:16 multitude [1] - 189:15 multiuse [2] - 9:12, 11:18 mural [1] - 173:1 murals [1] - 17:15 must [2] - 84:14, 110:13</p> <hr/> <p>N</p> <p>name [14] - 14:7, 20:5, 38:7, 38:9, 43:12, 49:3, 59:18, 61:16, 66:18, 122:1, 170:17, 171:3, 173:10, 175:14 NANCY [3] - 59:18, 61:5, 173:10 Nancy [2] - 59:18, 173:10 narrow [3] - 17:7, 54:1, 114:6 narrowest [2] - 54:2, 114:7</p>	<p>narrowly [3] - 203:1, 203:3, 207:8 natural [1] - 167:14 nature [2] - 113:7, 172:8 near [1] - 66:7 nearby [1] - 45:5 nearest [1] - 65:15 nearly [1] - 41:12 necessary [4] - 24:12, 110:15, 139:5, 165:12 need [20] - 5:1, 10:3, 43:2, 46:10, 58:16, 69:5, 75:2, 88:8, 88:17, 89:18, 96:12, 110:10, 115:16, 117:4, 120:2, 120:4, 175:9, 180:12, 186:1, 206:2 needed [1] - 124:4 needs [3] - 25:16, 124:10, 129:17 negative [1] - 144:1 neglected [1] - 15:8 neighbor [6] - 39:8, 42:7, 73:1, 112:5, 117:16, 169:15 neighbor's [3] - 25:11, 42:7, 103:3 Neighborhood [2] - 54:16, 171:5 neighborhood [31] - 5:13, 6:15, 10:17, 39:5, 39:9, 41:16, 42:5, 42:10, 43:16, 55:9, 55:11, 55:13, 56:9, 57:5, 57:14, 58:6, 71:13, 74:10, 76:15, 77:7, 99:16, 100:1, 104:10, 106:1, 112:6, 113:4, 171:7, 172:13, 173:18, 175:1, 180:5 neighborhoods [2] - 57:17, 58:8 neighboring [1] - 37:11 neighbors [40] - 13:6, 22:2, 36:12, 51:18, 55:12, 58:3, 71:7, 71:14, 71:17, 72:17, 74:8, 93:13, 103:6, 103:16, 104:12, 105:7, 106:7, 109:17, 110:3, 111:16, 111:18, 112:10, 112:16, 113:7, 113:13, 115:5, 115:16,</p>	<p>116:3, 118:1, 166:8, 167:9, 168:15, 169:14, 170:10, 171:6, 171:16, 174:9, 184:3, 186:9 nervous [1] - 125:12 never [3] - 155:1, 177:17, 185:1 nevertheless [1] - 197:3 new [18] - 2:7, 4:9, 7:7, 28:5, 33:2, 44:7, 48:18, 70:14, 71:6, 72:8, 74:13, 75:14, 78:4, 78:14, 86:14, 116:8, 189:7, 190:17 next [28] - 6:10, 6:11, 29:17, 43:5, 43:10, 56:16, 91:11, 92:8, 95:11, 103:1, 108:7, 108:11, 113:1, 113:4, 116:6, 118:4, 118:11, 119:15, 121:4, 123:2, 126:11, 134:18, 148:6, 162:17, 163:3, 168:11, 172:5, 186:13 nice [17] - 31:11, 31:16, 35:12, 50:7, 50:8, 50:17, 52:17, 68:13, 103:2, 128:1, 141:5, 149:2, 163:11, 163:13, 164:9, 174:14, 174:16 nicely [2] - 93:1, 108:12 night [4] - 52:10, 58:4, 94:9, 187:8 nights [2] - 50:14, 52:13 nine [2] - 27:1, 50:11 noise [6] - 52:7, 84:2, 84:6, 84:8, 85:2, 85:11 noises [1] - 52:14 noisy [1] - 40:7 none [3] - 36:16, 152:10, 154:13 noon [1] - 36:15 North [8] - 10:9, 10:11, 40:11, 41:17, 43:14, 49:16, 52:17, 179:15 north [3] - 123:7, 151:14 NOT [1] - 214:14 Notary [2] - 214:4, 214:10</p>	<p>notch [1] - 22:7 note [1] - 213:6 noted [2] - 12:16, 213:16 notes [2] - 76:8, 178:6 nothing [6] - 22:10, 58:6, 90:7, 90:8, 94:16, 201:1 notice [15] - 44:14, 44:15, 45:6, 54:10, 72:11, 75:5, 75:7, 75:8, 75:11, 101:14, 120:14, 120:16, 196:13, 204:10 noticed [5] - 60:6, 60:11, 73:3, 80:5, 98:4 notification [2] - 205:2, 211:10 notion [1] - 94:8 November [1] - 175:6 nowadays [1] - 53:11 nuisance [1] - 40:9 number [13] - 9:1, 12:18, 15:15, 24:10, 24:12, 60:12, 77:4, 124:13, 138:8, 183:15, 187:15, 205:11 nurse [1] - 49:14</p> <hr/> <p>O</p> <p>o'clock [1] - 183:5 Oaks [2] - 62:3, 62:9 observation [3] - 60:10, 61:3, 104:14 observations [2] - 60:3, 104:13 observed [1] - 104:10 obviously [5] - 51:13, 66:14, 101:16, 129:11, 196:5 occasions [1] - 205:12 occupied [1] - 139:16 occur [1] - 45:1 odd [1] - 92:17 OF [6] - 1:2, 43:7, 214:2, 214:14, 214:14, 214:15 off-white [1] - 156:7 offered [2] - 54:5, 54:17 office [3] - 73:2, 194:6, 202:12 Offices [1] - 8:14 OFFICIAL [1] - 1:17 offset [1] - 21:2 often [2] - 73:13,</p>
--	---	---	---	---

<p>84:17 old [1] - 116:7 omitted [1] - 185:1 on-site [3] - 44:14, 178:6, 178:10 on-street [1] - 46:18 once [5] - 31:3, 126:18, 177:8, 179:5, 192:7 one [117] - 5:11, 11:10, 16:3, 18:1, 19:12, 20:13, 21:15, 22:5, 23:9, 24:5, 25:4, 25:5, 34:3, 36:18, 45:14, 50:2, 51:5, 51:10, 51:12, 52:16, 53:7, 53:13, 54:1, 54:12, 54:14, 56:12, 60:4, 61:4, 63:16, 67:1, 70:13, 72:18, 73:1, 75:13, 77:6, 82:11, 83:2, 83:3, 83:5, 84:6, 84:14, 85:17, 97:4, 101:8, 101:14, 103:13, 105:2, 106:4, 110:11, 111:7, 112:1, 112:14, 118:7, 119:8, 123:3, 123:7, 123:18, 125:7, 127:1, 127:15, 129:17, 132:9, 132:18, 133:1, 134:12, 135:7, 137:2, 137:4, 137:6, 139:12, 139:13, 139:17, 141:3, 141:9, 141:14, 141:15, 143:7, 143:12, 144:11, 144:13, 145:1, 145:5, 145:9, 145:18, 147:16, 148:8, 149:5, 150:7, 153:7, 153:11, 153:16, 155:14, 155:16, 155:18, 156:10, 158:14, 162:14, 164:17, 165:11, 172:14, 173:13, 173:17, 175:15, 180:10, 182:3, 190:8, 190:12, 192:5, 197:16, 198:16, 203:9, 203:18, 204:3, 207:3, 208:1 one's [2] - 137:17, 137:18 one-bedroom [1] - 51:10</p>	<p>one-story [1] - 24:5 ones [5] - 27:2, 72:18, 78:4, 91:6, 102:7 ongoing [1] - 73:8 opacity [1] - 144:16 opaque [3] - 166:17, 167:14, 168:17 open [17] - 15:9, 20:16, 72:16, 74:10, 74:11, 101:2, 113:2, 135:1, 135:4, 135:5, 163:9, 194:17, 195:3, 195:11, 195:12, 198:2, 207:6 opening [6] - 30:10, 30:17, 61:2, 80:5, 128:10, 192:16 opens [2] - 29:1, 114:9 Operations [1] - 7:5 opinion [3] - 137:17, 180:3, 206:12 opportunities [3] - 112:17, 113:2, 119:2 opportunity [17] - 46:1, 56:8, 59:10, 71:1, 73:7, 73:10, 74:3, 76:14, 77:3, 109:12, 113:1, 117:16, 118:2, 178:17, 196:13, 199:11 opposed [1] - 127:2 opposite [3] - 20:2, 66:2, 66:4 option [6] - 134:5, 134:10, 134:11, 137:16, 152:10 options [2] - 124:3, 127:3 orange [2] - 31:8, 119:14 order [6] - 4:5, 71:10, 97:15, 105:5, 183:16, 206:10 ordinance [6] - 84:6, 84:8, 85:3, 85:12, 94:18 Ordinance [3] - 7:1, 7:2, 177:12 orient [1] - 14:16 orientation [2] - 21:17, 100:10 oriented [3] - 23:12, 29:10, 67:4 orienting [1] - 12:3 original [15] - 140:15, 166:18, 180:1, 181:10, 184:17,</p>	<p>184:18, 190:5, 192:12, 195:17, 197:5, 201:13, 202:11, 203:5, 213:2 originally [4] - 20:8, 166:18, 190:8, 194:5 otherwise [3] - 108:6, 112:16, 119:3 ought [1] - 142:16 outbound [1] - 91:2 outdoor [1] - 24:1 outline [1] - 144:18 outlying [1] - 81:14 outrage [2] - 140:14, 140:16 outreach [7] - 13:2, 71:12, 74:17, 74:18, 76:5, 78:18, 113:3 outside [4] - 33:10, 40:6, 65:15, 178:5 overall [4] - 27:14, 140:8, 199:4, 206:15 overlap [1] - 114:17 overlaps [1] - 16:11 overlay [1] - 10:9 Overlay [1] - 10:12 oversized [1] - 69:4 own [9] - 9:1, 25:18, 30:6, 49:18, 56:2, 67:9, 115:3, 141:1, 158:17 owned [2] - 107:5, 107:13 owner/developer [1] - 122:2 owning [1] - 9:3 owns [1] - 64:8</p>	<p>164:17, 164:18 panelling [1] - 119:12 panels [5] - 32:10, 163:4, 163:12, 163:15, 163:16 parameters [1] - 203:5 paramount [1] - 139:15 parapet [4] - 130:15, 133:16, 147:14, 150:16 parcel [2] - 64:8, 194:6 park [13] - 51:18, 52:2, 52:3, 59:4, 62:6, 122:7, 122:11, 164:2, 165:17, 165:18, 174:1, 180:4, 181:6 Park [25] - 3:2, 9:12, 14:16, 15:7, 16:14, 42:8, 44:15, 44:16, 47:6, 47:12, 53:12, 53:15, 55:8, 75:8, 173:11, 186:16, 187:14, 189:5, 189:8, 189:12, 189:16, 189:17, 191:2, 191:6, 191:17 parked [1] - 110:13 parking [38] - 2:8, 9:6, 9:17, 16:4, 18:17, 19:4, 22:5, 28:8, 46:18, 51:5, 51:9, 51:15, 51:17, 56:18, 57:6, 57:10, 57:12, 59:3, 59:7, 62:11, 62:12, 80:2, 80:3, 97:12, 100:6, 106:13, 106:14, 107:3, 108:18, 115:12, 152:6, 153:7, 154:6, 174:7, 190:1, 190:12, 195:3, 195:12 Parking [1] - 109:16 Parson's [1] - 60:7 part [31] - 9:16, 11:7, 11:13, 13:5, 13:15, 15:4, 18:13, 19:1, 40:12, 47:9, 77:12, 83:16, 84:15, 88:7, 126:6, 138:2, 140:2, 156:14, 156:16, 156:17, 166:17, 180:18, 181:5, 181:12, 189:14, 192:11, 198:8, 202:12, 205:3, 205:4, 205:5</p>	<p>partial [1] - 97:11 partially [1] - 135:5 participate [4] - 29:13, 117:17, 187:5, 187:9 participation [1] - 58:13 particular [4] - 73:6, 108:18, 143:3, 144:16 particularly [3] - 53:12, 94:9, 134:1 parties [2] - 13:10, 196:16 partition [1] - 176:9 partner [1] - 38:18 partnership [1] - 109:6 parts [3] - 21:12, 181:4, 201:6 pass [1] - 207:11 passed [1] - 78:3 passersby [1] - 44:17 passing [1] - 47:12 past [4] - 99:5, 124:12, 142:10, 174:3 path [22] - 9:13, 11:12, 11:13, 11:18, 12:5, 23:8, 40:16, 53:10, 58:1, 60:17, 61:1, 66:16, 67:18, 68:2, 88:14, 89:9, 90:1, 91:2, 101:9, 114:8 Path [30] - 9:15, 17:13, 19:5, 19:7, 19:14, 20:3, 20:16, 21:2, 21:17, 23:3, 23:15, 24:14, 24:16, 25:2, 25:3, 25:15, 28:14, 29:6, 29:12, 30:4, 30:8, 31:4, 31:6, 31:7, 64:3, 65:12, 65:14, 89:7, 103:1, 120:17 pathway [1] - 114:5 patio [5] - 24:1, 31:11, 33:10, 101:10, 181:6 patios [4] - 25:6, 30:1, 52:10, 101:2 patrolled [2] - 59:3, 107:13 patterns [2] - 55:13, 57:5 pause [1] - 144:2 paved [4] - 11:7, 65:15, 68:1, 89:15 payment [1] - 41:12 PB#198 [1] - 3:2</p>
P				
		<p>p.m [4] - 1:5, 2:6, 52:1, 212:17 package [4] - 72:4, 74:16, 76:10, 184:14 packet [1] - 35:15 pad [1] - 192:18 PADEN [6] - 8:6, 120:6, 186:3, 211:6, 211:9, 211:13 Paden [1] - 1:14 PAGE [3] - 2:1, 3:1, 213:8 Page [1] - 2:15 panel [8] - 31:9, 126:13, 162:16, 163:3, 164:14,</p>		

<p>126:14 President [1] - 171:4 pressure [2] - 17:12, 47:2 PRESTON [70] - 4:3, 8:3, 8:7, 12:15, 14:6, 37:15, 37:18, 38:6, 42:13, 42:16, 43:4, 43:9, 45:12, 46:11, 46:14, 47:16, 48:8, 48:10, 53:1, 55:5, 56:4, 59:13, 59:15, 61:14, 63:1, 63:5, 68:7, 68:11, 69:1, 69:6, 69:11, 69:17, 70:2, 70:10, 77:18, 78:11, 79:3, 91:14, 92:14, 95:10, 96:17, 99:13, 102:15, 104:8, 106:15, 107:1, 107:10, 113:17, 115:2, 119:7, 119:9, 120:1, 120:10, 132:3, 134:9, 145:12, 152:3, 157:8, 157:18, 158:4, 158:8, 159:15, 159:18, 160:13, 161:3, 183:14, 184:10, 196:2, 196:11, 208:10 Preston [1] - 1:8 presumably [1] - 196:16 presume [1] - 45:9 presumed [1] - 64:17 pretty [8] - 49:6, 49:15, 124:6, 146:16, 149:12, 174:18, 192:2, 207:16 prevent [1] - 101:17 previously [4] - 3:4, 115:8, 188:2, 208:13 price [1] - 51:7 priced [2] - 49:18, 119:3 prices [1] - 42:2 primarily [1] - 5:4 privacy [6] - 33:13, 40:1, 51:1, 52:7, 94:4, 103:5 private [9] - 25:5, 57:7, 81:4, 101:10, 108:16, 109:1, 109:15, 110:15, 178:15 privately [1] - 71:16</p>	<p>problem [3] - 61:9, 98:10, 211:10 problems [1] - 172:3 procedural [1] - 70:13 procedurally [1] - 74:14 procedure [2] - 5:8, 176:2 proceed [3] - 108:3, 184:2, 188:11 proceedings [1] - 214:6 process [16] - 5:7, 7:7, 7:8, 7:18, 13:16, 39:14, 43:2, 44:9, 65:2, 84:10, 84:17, 113:8, 113:12, 113:13, 117:17, 205:14 professionals [1] - 8:18 profile [1] - 69:3 progress [2] - 88:11, 88:12 progressed [1] - 202:6 progressing [1] - 7:18 project [38] - 6:12, 9:18, 10:3, 10:15, 10:16, 37:5, 47:9, 49:9, 52:16, 55:10, 57:12, 57:14, 58:11, 59:11, 60:9, 67:1, 67:7, 84:7, 86:9, 95:3, 95:18, 104:17, 105:6, 115:13, 115:15, 116:15, 117:17, 171:15, 173:6, 173:14, 175:5, 179:1, 185:11, 186:10, 188:6, 189:18, 206:18 projector [1] - 130:6 projects [6] - 13:5, 57:3, 58:7, 78:1, 118:17, 179:1 prominent [4] - 130:2, 137:14, 140:11, 156:5 promise [1] - 212:6 promised [3] - 177:16, 178:2, 178:7 pronounced [2] - 129:8, 131:6 proper [1] - 12:9 properly [2] - 40:8, 180:2 properties [1] - 42:2 property [22] - 10:8,</p>	<p>16:3, 16:7, 22:8, 22:15, 31:14, 35:3, 35:5, 35:7, 36:2, 39:17, 42:8, 66:2, 66:5, 67:9, 114:6, 174:1, 174:3, 174:12, 174:14, 178:15, 189:10 proponent [1] - 8:11 proportion [1] - 140:7 proposal [6] - 9:16, 11:8, 11:13, 97:3, 130:4, 185:2 propose [3] - 18:12, 109:11, 210:17 proposed [14] - 9:4, 39:16, 57:12, 67:2, 89:14, 91:11, 105:14, 127:5, 129:1, 129:16, 130:8, 135:9, 174:2, 210:10 proposing [3] - 32:11, 122:5, 135:3 protect [2] - 36:11, 117:5 protection [1] - 90:15 protocol [1] - 125:2 proudly [1] - 192:15 provide [7] - 5:2, 25:16, 42:9, 58:15, 76:3, 76:14, 185:14 provides [2] - 27:3, 30:8 provision [1] - 194:16 proximity [1] - 100:14 prune [1] - 26:3 Public [3] - 2:5, 214:4, 214:10 public [41] - 3:5, 4:13, 6:11, 6:14, 8:9, 38:2, 38:4, 38:5, 38:13, 57:10, 59:7, 66:10, 73:3, 77:6, 78:6, 102:8, 109:13, 120:12, 135:16, 136:1, 136:6, 159:8, 169:16, 178:16, 180:6, 180:7, 187:4, 188:8, 196:13, 196:15, 198:13, 198:15, 203:15, 204:5, 204:9, 204:11, 207:12, 207:13, 210:1, 211:5 public's [2] - 199:3, 199:7 PUD [8] - 194:15, 195:6, 203:11, 205:16, 206:7,</p>	<p>208:16, 208:18, 209:4 pull [1] - 142:17 pulled [1] - 36:7 pulp [1] - 152:13 pump [2] - 90:2, 90:4 pumps [2] - 69:3, 69:12 purpose [2] - 35:11, 76:12 pursuant [1] - 2:8 pursue [1] - 97:5 pursued [1] - 203:10 push [1] - 114:13 put [23] - 14:14, 26:5, 32:11, 53:4, 58:16, 62:8, 72:12, 74:16, 75:8, 78:13, 78:16, 89:8, 100:12, 101:3, 116:16, 120:15, 156:12, 161:5, 169:5, 177:10, 177:18, 194:4 putting [5] - 22:14, 41:14, 69:8, 172:6</p> <p>Q</p> <p>quality [1] - 102:8 quarter [1] - 14:18 questions [21] - 5:4, 5:16, 6:4, 6:6, 37:14, 38:1, 39:11, 63:7, 63:9, 68:8, 102:6, 102:14, 121:11, 121:14, 126:8, 127:7, 162:12, 180:8, 183:13, 194:2, 194:10 quick [2] - 70:3, 173:16 quickly [2] - 108:14, 189:6 QUINN [46] - 14:7, 61:4, 63:14, 63:17, 65:13, 66:3, 66:6, 66:12, 67:11, 68:5, 68:16, 69:2, 69:8, 69:15, 70:7, 70:11, 79:11, 81:5, 82:8, 82:12, 82:15, 84:3, 85:4, 85:15, 86:3, 86:8, 86:12, 86:17, 87:9, 87:13, 88:1, 91:8, 95:17, 96:2, 96:14, 97:2, 97:10, 97:14, 98:2, 98:6, 99:1, 100:16, 102:12, 103:18, 104:7, 119:16</p>	<p>Quinn [7] - 10:17, 12:10, 12:12, 14:8, 50:3, 115:13 quite [11] - 24:14, 25:5, 26:16, 27:3, 93:3, 94:15, 125:9, 125:14, 130:1, 150:15</p> <p>R</p> <p>railings [1] - 32:6 raise [4] - 38:1, 46:6, 141:14, 162:13 raised [7] - 46:7, 82:14, 100:2, 113:5, 113:11, 181:3, 191:5 raising [1] - 210:13 ramp [11] - 21:14, 22:4, 23:4, 26:10, 28:7, 28:8, 30:18, 34:4, 80:11, 101:16, 101:18 ran [2] - 171:5, 171:7 rare [1] - 124:15 rather [5] - 92:18, 130:9, 130:16, 146:2, 150:4 ratio [1] - 194:16 rational [1] - 44:13 RC [1] - 21:8 re [3] - 44:12, 100:10, 120:12 re-advertised [1] - 44:12 re-advertising [1] - 120:12 re-imagine [1] - 100:10 reached [1] - 13:6 read [9] - 137:18, 139:12, 139:13, 162:15, 202:18, 203:3, 207:7, 213:15 reading [3] - 60:4, 60:5, 213:6 reads [3] - 57:8, 119:13, 197:16 real [4] - 23:8, 57:2, 105:17, 173:4 realignment [1] - 195:3 realistically [1] - 110:6 realized [1] - 109:15 really [34] - 19:3, 30:9, 35:10, 46:3, 53:17, 53:18, 54:7, 54:11, 58:8, 59:12, 72:10,</p>
--	---	---	---	---

<p>76:16, 92:16, 92:18, 99:11, 100:14, 116:14, 117:1, 124:6, 124:17, 125:14, 135:12, 141:11, 156:12, 164:10, 174:18, 175:2, 178:16, 179:4, 179:6</p> <p>Realty [1] - 189:5</p> <p>realty [1] - 8:18</p> <p>rear [17] - 11:2, 17:16, 28:18, 31:15, 34:15, 35:3, 35:4, 42:6, 86:2, 87:11, 87:13, 103:6, 122:11, 166:3, 166:6, 166:9, 178:3</p> <p>reason [8] - 30:2, 81:17, 82:17, 109:1, 126:14, 163:8, 163:16, 213:7</p> <p>REASON [6] - 213:9, 213:10, 213:11, 213:12, 213:13, 213:14</p> <p>reasonable [1] - 125:9</p> <p>reasons [3] - 34:4, 124:11, 127:1</p> <p>recent [1] - 48:2</p> <p>recently [4] - 4:17, 13:9, 41:9, 86:8</p> <p>receptacle [1] - 182:7</p> <p>recess [3] - 121:3, 121:6, 187:12</p> <p>recognizing [1] - 115:17</p> <p>recommendations [2] - 128:14, 156:9</p> <p>recommended [1] - 118:14</p> <p>record [5] - 8:14, 44:2, 177:18, 213:16, 214:6</p> <p>RECORD [1] - 1:17</p> <p>records [1] - 171:10</p> <p>recoupling [1] - 208:17</p> <p>recycling [2] - 26:11, 80:18</p> <p>redesign [2] - 182:18, 186:6</p> <p>redesigning [1] - 173:2</p> <p>redeveloped [1] - 41:11</p> <p>reduce [3] - 40:1, 103:15, 106:6</p> <p>reducing [1] - 134:3</p> <p>reference [2] - 40:17,</p>	<p>207:6</p> <p>referenced [2] - 92:2, 101:10</p> <p>referred [2] - 60:7, 79:16</p> <p>reflect [1] - 133:12</p> <p>reflected [2] - 36:4, 40:2</p> <p>regular [1] - 121:4</p> <p>regularity [1] - 158:12</p> <p>regulated [3] - 107:12, 108:12, 108:18</p> <p>regulation [1] - 110:14</p> <p>regulations [7] - 70:14, 74:18, 75:14, 106:13, 207:8, 212:10</p> <p>reiterate [1] - 20:11</p> <p>relate [3] - 23:15, 60:9, 115:4</p> <p>relates [1] - 196:10</p> <p>relationship [4] - 34:2, 100:8, 137:9, 194:17</p> <p>relative [1] - 206:14</p> <p>relatively [1] - 207:1</p> <p>reliable [1] - 82:4</p> <p>relocating [1] - 180:14</p> <p>rely [1] - 141:1</p> <p>remain [1] - 88:6</p> <p>remaining [2] - 191:1, 192:18</p> <p>remains [1] - 86:6</p> <p>remarks [1] - 183:1</p> <p>remediation [2] - 99:11, 116:10</p> <p>remember [2] - 77:11, 203:17</p> <p>removal [3] - 58:14, 58:15, 58:18</p> <p>removed [4] - 18:14, 54:9, 110:12, 184:15</p> <p>rendered [1] - 164:4</p> <p>rendering [9] - 126:5, 129:5, 133:11, 143:5, 144:17, 146:14, 146:17, 149:5, 150:2</p> <p>renderings [7] - 68:12, 101:15, 102:1, 102:2, 123:7, 126:1, 126:7</p> <p>rental [2] - 27:4</p> <p>rented [1] - 62:10</p> <p>reopening [1] - 183:6</p> <p>repair [2] - 16:15, 105:17</p>	<p>repeatedly [1] - 180:11</p> <p>repercussion [1] - 180:6</p> <p>replace [3] - 26:2, 53:16, 54:7</p> <p>replaced [2] - 33:1, 43:2</p> <p>replacing [1] - 65:7</p> <p>replicate [1] - 78:14</p> <p>replicating [1] - 72:10</p> <p>report [15] - 5:4, 76:2, 78:7, 88:11, 92:3, 113:10, 117:12, 118:3, 118:11, 171:9, 171:11, 172:14, 186:14, 186:17, 187:3</p> <p>Report [1] - 2:12</p> <p>Reporter [2] - 214:4, 214:11</p> <p>REPORTER [1] - 214:15</p> <p>REPORTERS [1] - 1:17</p> <p>represent [1] - 195:6</p> <p>representative [1] - 75:16</p> <p>represents [1] - 104:15</p> <p>REPRODUCTION [1] - 214:14</p> <p>request [7] - 171:6, 175:16, 182:3, 194:7, 200:8, 200:12, 207:1</p> <p>requested [1] - 184:4</p> <p>require [3] - 26:12, 183:18, 185:12</p> <p>required [7] - 13:8, 18:15, 36:9, 113:6, 113:8, 179:3, 189:8</p> <p>requirement [4] - 75:18, 77:5, 84:15, 120:14</p> <p>requirements [10] - 10:11, 10:18, 44:7, 65:1, 71:7, 75:6, 75:17, 84:7, 92:18, 179:3</p> <p>requires [2] - 35:7, 138:17</p> <p>Res [1] - 21:3</p> <p>reschedule [1] - 186:17</p> <p>rescheduled [1] - 187:8</p> <p>Research [1] - 191:15</p> <p>research [3] - 64:5, 64:6, 65:8</p> <p>residences [1] - 18:9</p>	<p>residential [13] - 2:7, 9:1, 10:17, 13:17, 18:8, 28:13, 35:6, 36:10, 47:10, 73:18, 81:18, 102:18, 115:18</p> <p>residents [2] - 62:16, 73:6</p> <p>resolution [2] - 130:5, 132:4</p> <p>resolved [1] - 101:13</p> <p>resource [1] - 55:14</p> <p>RESPECT [1] - 214:15</p> <p>respect [3] - 93:12, 115:17, 212:2</p> <p>respond [5] - 6:6, 82:11, 82:13, 113:9, 135:18</p> <p>responded [1] - 113:11</p> <p>response [1] - 191:12</p> <p>Response [4] - 63:4, 68:10, 119:6, 183:11</p> <p>responses [2] - 7:11, 24:12</p> <p>responsibility [2] - 81:1, 112:4</p> <p>rest [1] - 125:4</p> <p>restaurant [4] - 174:5, 174:6, 175:6, 181:1</p> <p>restaurant's [1] - 180:18</p> <p>restored [2] - 54:12, 190:3</p> <p>result [1] - 202:10</p> <p>resuming [1] - 121:9</p> <p>retail [7] - 2:8, 10:12, 23:12, 29:6, 67:5, 79:7, 102:18</p> <p>retained [1] - 30:1</p> <p>returned [1] - 190:3</p> <p>review [18] - 3:6, 10:3, 121:11, 123:4, 150:3, 159:3, 184:5, 188:12, 188:16, 198:16, 199:15, 203:14, 204:5, 206:17, 207:11, 208:1, 210:1, 210:18</p> <p>Review [1] - 2:11</p> <p>reviewed [2] - 85:6, 120:7</p> <p>reviewing [1] - 5:6</p> <p>revitalized [1] - 175:2</p> <p>rezoning [1] - 7:3</p> <p>RFP [1] - 7:9</p> <p>rhetorical [1] - 66:13</p> <p>rid [1] - 141:14</p>	<p>right-hand [2] - 21:16, 163:17</p> <p>rights [1] - 109:2</p> <p>risk [1] - 23:13</p> <p>river [1] - 189:15</p> <p>River [1] - 191:3</p> <p>Riverside [2] - 6:14, 7:3</p> <p>Roach's [1] - 152:18</p> <p>Road [2] - 122:13, 123:8</p> <p>road [5] - 79:15, 93:15, 95:15, 96:10</p> <p>roadways [1] - 202:1</p> <p>ROBERT [8] - 189:3, 200:17, 201:8, 201:11, 202:16, 211:15, 212:1, 212:13</p> <p>Robert [1] - 189:4</p> <p>role [3] - 140:11, 198:15, 199:15</p> <p>roll [1] - 80:3</p> <p>roller [1] - 80:10</p> <p>rollers [1] - 80:7</p> <p>roof [18] - 6:15, 68:13, 68:17, 69:14, 128:3, 129:7, 129:10, 130:14, 130:16, 133:16, 138:2, 138:11, 139:3, 157:2, 172:7, 177:14, 179:7, 182:14</p> <p>rooftop [6] - 2:11, 37:11, 121:15, 121:16, 177:14, 177:17</p> <p>Room [1] - 1:6</p> <p>room [3] - 4:9, 94:14, 109:12</p> <p>root [1] - 82:18</p> <p>roots [1] - 90:17</p> <p>roses [1] - 127:16</p> <p>roughly [5] - 189:13, 190:8, 190:13, 193:10, 193:15</p> <p>round [1] - 127:8</p> <p>routing [1] - 23:17</p> <p>row [1] - 145:7</p> <p>rules [9] - 44:8, 72:6, 74:13, 74:18, 78:3, 78:15, 117:13, 203:18, 212:10</p> <p>Rules [1] - 7:5</p> <p>run [5] - 65:11, 67:9, 87:16, 87:17, 189:6</p> <p>running [4] - 49:2, 90:13, 129:2, 191:14</p> <p>runs [4] - 67:3, 88:3,</p>
--	---	---	---	---

<p>130:7, 130:9 rush [1] - 187:6 RUSSELL [50] - 63:8, 63:15, 63:18, 65:11, 66:1, 66:4, 66:8, 66:15, 67:8, 67:16, 68:3, 68:6, 69:18, 90:10, 92:12, 92:15, 96:13, 107:6, 107:8, 131:11, 131:14, 132:7, 133:4, 134:4, 135:13, 141:9, 142:2, 142:6, 142:13, 144:5, 144:10, 145:2, 151:8, 151:13, 154:2, 154:12, 155:1, 155:6, 159:4, 161:1, 165:16, 170:3, 170:5, 170:8, 195:14, 196:7, 199:10, 200:15, 202:15, 202:18 Russell [1] - 1:9</p>	<p>201:8, 201:11, 202:16, 211:15, 212:1, 212:13 Schlager [1] - 189:4 school [1] - 62:14 science [1] - 193:8 scope [3] - 85:1, 199:15, 208:1 screen [47] - 68:18, 83:13, 121:15, 123:6, 123:16, 125:18, 126:16, 127:14, 127:16, 127:18, 128:3, 129:1, 129:4, 129:6, 129:11, 129:13, 129:15, 130:7, 130:9, 130:17, 131:1, 131:3, 131:10, 133:13, 133:15, 133:18, 134:17, 135:3, 135:6, 137:15, 141:10, 142:13, 144:16, 145:6, 145:8, 147:6, 150:3, 150:13, 153:8, 156:13, 156:16, 157:3, 163:17, 164:14, 186:6 screened [2] - 40:8, 69:12 screening [11] - 85:6, 122:6, 140:1, 140:6, 163:12, 164:18, 175:9, 176:8, 182:14, 185:10 screens [3] - 129:12, 177:14, 177:17 scroll [1] - 134:4 se [1] - 207:13 SEAN [10] - 8:12, 13:4, 37:17, 64:4, 71:11, 78:12, 84:5, 108:14, 110:16, 111:5 Sean [6] - 8:14, 20:11, 79:13, 108:13, 110:9, 112:13 search [1] - 7:9 seasonal [1] - 23:16 seated [1] - 121:8 seating [1] - 180:18 secluded [1] - 50:17 Second [1] - 1:6 second [11] - 26:16, 29:4, 94:2, 94:5, 132:14, 147:16, 168:13, 175:3, 177:5, 177:11, 210:12</p>	<p>secondary [6] - 25:14, 29:14, 31:6, 101:5, 130:12, 141:10 seconds [1] - 48:18 Section [1] - 2:8 section [15] - 9:11, 31:1, 34:1, 34:15, 34:16, 54:2, 60:18, 68:1, 89:12, 162:17, 163:3, 163:7, 181:14, 194:13, 195:5 secure [1] - 165:18 secured [1] - 24:6 see [95] - 9:8, 11:3, 11:9, 19:12, 20:14, 23:7, 23:14, 24:4, 25:1, 25:3, 27:1, 27:12, 28:1, 29:4, 29:16, 29:17, 30:8, 30:13, 33:11, 35:10, 36:4, 36:8, 40:11, 46:2, 47:8, 50:9, 50:11, 54:11, 55:15, 57:13, 59:6, 61:8, 61:10, 61:11, 62:4, 68:15, 68:18, 71:15, 72:7, 73:3, 73:5, 83:15, 86:6, 87:6, 87:7, 90:18, 93:4, 94:1, 94:10, 94:18, 104:4, 114:15, 116:14, 117:2, 117:11, 119:17, 127:8, 130:1, 130:10, 132:7, 132:10, 132:14, 134:5, 139:14, 144:17, 147:12, 147:16, 147:17, 149:3, 150:6, 150:15, 151:11, 152:1, 152:5, 154:6, 157:15, 158:11, 159:6, 164:10, 164:11, 164:12, 167:8, 174:10, 181:7, 182:4, 189:13, 190:7, 191:16, 192:2, 192:14, 203:7, 207:13, 207:14 seeing [6] - 30:17, 61:7, 69:13, 103:8, 150:13, 151:4 seek [1] - 194:3 seeking [2] - 10:4, 196:4 seem [3] - 49:10, 60:8, 184:15 seep [1] - 31:3</p>	<p>sees [1] - 142:18 selected [1] - 154:8 selection [1] - 7:10 selling [1] - 41:11 sense [8] - 33:7, 37:10, 103:10, 120:2, 120:11, 123:1, 126:1, 129:16 sensibilities [1] - 158:18 sensible [1] - 108:3 separate [5] - 35:4, 95:16, 140:10, 193:7, 198:3 separated [2] - 19:13, 205:13 separation [1] - 33:7 September [1] - 36:1 series [6] - 5:9, 12:4, 27:17, 33:1, 123:15, 130:13 serve [4] - 26:18, 27:5, 93:14, 178:15 service [4] - 59:3, 88:4, 181:2 serviced [3] - 124:9, 124:11, 124:17 services [1] - 88:9 session [1] - 6:9 set [14] - 14:12, 32:13, 37:16, 43:8, 83:13, 94:3, 120:7, 121:3, 129:9, 131:3, 133:18, 150:18, 214:6, 214:7 setback [5] - 34:9, 35:5, 35:7, 36:9, 93:14 setbacks [4] - 10:7, 18:15, 39:17, 195:10 setting [1] - 94:15 seven [3] - 56:15, 96:7, 206:12 Seven [2] - 43:14, 179:15 seven-unit [2] - 56:15, 96:7 several [5] - 13:15, 16:2, 40:12, 80:9, 104:12 sewer [6] - 14:1, 64:8, 64:13, 64:18, 65:8, 88:4 shade [1] - 117:5 shaded [1] - 23:9 shadow [16] - 35:14, 35:16, 35:18, 36:4, 36:5, 36:13, 37:1, 37:4, 37:9, 40:3,</p>	<p>50:10, 73:3, 82:4, 83:11, 83:14, 83:16 shadowing [1] - 37:11 shadows [1] - 36:9 shall [3] - 47:14, 195:1, 195:8 shame [1] - 57:2 shape [1] - 26:3 share [3] - 39:12, 118:8, 140:14 shared [2] - 39:13, 114:14 sharp [1] - 19:8 shed [2] - 24:3, 29:18 SHEET [1] - 213:1 sheet [3] - 123:10, 123:14, 213:7 Sheet [2] - 213:2, 213:7 shelter [1] - 27:16 shock [1] - 94:16 shocked [1] - 204:12 shop [2] - 31:17, 153:1 shopping [4] - 151:7, 152:5, 152:6, 154:6 shops [1] - 105:17 short [8] - 9:11, 72:11, 80:2, 92:13, 121:3, 121:6, 153:12, 187:12 short-term [1] - 80:2 shorter [4] - 146:18, 147:1, 147:2, 147:3 Shorthand [2] - 214:4, 214:11 shortly [1] - 123:11 show [19] - 10:17, 14:10, 21:11, 34:14, 35:2, 35:16, 78:18, 93:12, 96:5, 98:5, 123:11, 130:5, 148:6, 154:8, 160:3, 160:7, 172:7, 186:7, 193:16 Show [1] - 210:15 showed [4] - 34:16, 50:5, 112:2, 137:16 showing [4] - 26:13, 89:12, 119:11, 143:7 shown [4] - 68:13, 102:11, 182:8, 197:17 shows [6] - 91:1, 122:16, 129:5, 151:15, 168:4, 184:13 shut [1] - 66:16 side [42] - 16:7, 21:15,</p>
S				
<p>sad [1] - 50:2 sadder [1] - 50:5 safeties [1] - 124:14 safety [1] - 32:18 SAME [1] - 214:14 samples [2] - 116:9, 119:15 Sanig [1] - 8:17 sanitary [3] - 87:16, 89:8, 90:4 SAPORTA [9] - 163:1, 163:4, 163:18, 164:3, 164:8, 165:17, 166:6, 166:10, 167:3 satisfaction [1] - 76:1 save [4] - 47:14, 111:11, 111:15 saw [4] - 45:2, 102:10, 173:12, 204:12 scale [7] - 14:9, 61:8, 61:9, 62:1, 65:4, 93:9, 123:12 scattered [1] - 33:3 schedule [3] - 120:3, 120:5, 120:8 scheduled [9] - 3:5, 6:14, 13:11, 44:3, 78:6, 80:12, 188:9, 210:18, 211:2 scheme [3] - 137:1, 137:13, 138:3 SCHLAGER [8] - 189:3, 200:17,</p>				

<p>21:16, 22:11, 23:9, 25:11, 28:11, 28:13, 29:3, 50:5, 54:3, 56:1, 56:2, 56:16, 56:18, 62:4, 86:7, 91:2, 101:15, 134:1, 149:15, 149:18, 162:18, 163:2, 163:17, 164:17, 164:18, 166:15, 167:1, 167:7, 167:11, 169:10, 172:16, 172:17, 189:16, 189:17, 191:2, 191:6, 191:17, 209:4</p> <p>sides [2] - 101:1, 149:14</p> <p>sidewalk [8] - 11:16, 28:5, 34:4, 34:10, 34:17, 66:11, 109:13, 178:12</p> <p>sidewalks [3] - 11:11, 22:10, 22:15</p> <p>SIEGEL [14] - 66:18, 67:1, 67:13, 67:17, 88:2, 88:7, 89:4, 89:11, 90:3, 90:8, 91:12, 97:11, 98:12, 99:2</p> <p>Siegel [2] - 8:18, 66:18</p> <p>SIENIEWICZ [21] - 38:5, 70:3, 70:9, 99:15, 101:6, 135:15, 136:3, 136:8, 136:11, 136:14, 138:13, 139:6, 141:17, 142:11, 152:16, 153:3, 153:17, 154:18, 185:18, 205:7, 210:13</p> <p>Sieniewicz [1] - 1:10</p> <p>Sign [1] - 213:7</p> <p>sign [1] - 120:16</p> <p>signage [1] - 178:2</p> <p>signal [1] - 48:16</p> <p>SIGNATURE [1] - 213:1</p> <p>signed [1] - 38:11</p> <p>significant [8] - 11:14, 11:18, 28:12, 37:9, 125:16, 136:7, 198:5, 209:18</p> <p>significantly [2] - 88:8, 197:15</p> <p>sim [1] - 53:5</p> <p>similar [9] - 21:3, 42:3, 49:12, 116:4, 116:15, 116:16, 150:8, 191:10,</p>	<p>209:3</p> <p>similarly [1] - 41:3</p> <p>simple [1] - 194:11</p> <p>simpler [1] - 135:12</p> <p>simulations [1] - 45:17</p> <p>single [6] - 129:3, 129:4, 134:13, 135:10, 135:11, 145:6</p> <p>singular [1] - 132:12</p> <p>site [36] - 9:9, 11:4, 11:5, 11:14, 12:16, 16:3, 16:9, 16:10, 19:4, 20:15, 21:9, 23:5, 28:6, 43:18, 44:14, 45:11, 46:8, 46:17, 80:16, 90:5, 93:9, 96:5, 97:15, 98:11, 98:17, 99:1, 101:7, 101:11, 101:13, 102:3, 104:16, 111:13, 178:6, 178:10, 191:15, 197:5</p> <p>sited [3] - 9:5, 10:16, 40:5</p> <p>sites [2] - 11:6, 193:1</p> <p>sits [3] - 17:13, 18:18, 27:13</p> <p>sitting [2] - 138:1, 171:17</p> <p>situation [4] - 15:10, 78:3, 116:7, 117:15</p> <p>six [8] - 25:9, 52:1, 86:13, 87:1, 127:10, 190:6, 190:14, 206:10</p> <p>six-foot [1] - 87:1</p> <p>size [8] - 10:6, 65:7, 85:1, 131:12, 131:16, 150:4, 175:17, 179:2</p> <p>sizes [1] - 195:11</p> <p>sketch [1] - 91:10</p> <p>sky [1] - 144:7</p> <p>slatted [1] - 33:16</p> <p>slice [2] - 50:17, 52:17</p> <p>slide [6] - 29:17, 61:2, 123:2, 125:8, 126:12, 134:18</p> <p>slides [2] - 53:7, 128:17</p> <p>slightly [3] - 31:12, 74:2, 131:6</p> <p>slope [3] - 34:5, 34:10, 34:11</p> <p>small [7] - 22:11, 23:11, 25:12, 28:6, 80:4, 163:17, 195:2</p>	<p>smaller [11] - 27:7, 27:13, 60:18, 69:3, 80:17, 101:11, 147:6, 148:17, 153:12, 160:15</p> <p>smallest [3] - 40:17, 40:18, 41:3</p> <p>Smithsonian [2] - 190:18, 192:4</p> <p>snow [6] - 58:14, 58:15, 58:17, 58:18, 110:12</p> <p>soil [2] - 99:11, 116:10</p> <p>sold [1] - 41:9</p> <p>solely [1] - 202:10</p> <p>solid [3] - 50:8, 83:17, 127:3</p> <p>solution [9] - 135:8, 137:16, 140:7, 140:17, 153:8, 156:13, 157:6, 157:12, 168:16</p> <p>solutions [1] - 141:2</p> <p>someone [5] - 79:4, 121:17, 157:2, 177:6, 188:18</p> <p>someplace [1] - 185:14</p> <p>Somerville [29] - 9:11, 12:17, 13:3, 13:10, 15:1, 15:5, 16:18, 20:13, 21:2, 32:9, 45:3, 45:4, 45:6, 56:2, 56:14, 58:11, 85:14, 88:3, 88:5, 88:15, 88:17, 89:1, 92:2, 117:15, 136:5, 152:1, 154:4, 154:13, 158:11</p> <p>Somerville's [1] - 85:12</p> <p>Somerville/ Cambridge [1] - 15:2</p> <p>sometime [1] - 5:18</p> <p>sometimes [4] - 50:15, 102:9, 116:14, 187:5</p> <p>somewhat [2] - 101:4, 134:3</p> <p>somewhere [2] - 171:10, 206:12</p> <p>soon [1] - 186:11</p> <p>sorry [13] - 18:16, 19:1, 66:3, 84:4, 86:12, 131:13, 132:13, 142:7, 147:11, 149:16, 167:18, 168:12, 191:18</p>	<p>sort [21] - 18:16, 58:2, 95:4, 108:2, 114:14, 120:16, 131:8, 142:17, 144:14, 145:3, 145:10, 146:3, 150:7, 150:10, 151:15, 156:7, 164:15, 172:18, 173:4, 200:3, 205:1</p> <p>sought [2] - 185:13, 192:9</p> <p>south [4] - 151:16, 189:16, 191:2, 191:6</p> <p>space [31] - 20:16, 22:6, 23:12, 29:8, 59:7, 67:5, 67:18, 79:7, 79:18, 89:13, 89:16, 90:12, 98:2, 101:11, 101:16, 114:9, 125:17, 127:13, 181:8, 181:11, 183:8, 190:1, 194:17, 195:3, 195:9, 195:11, 195:12, 198:2, 198:4, 207:6</p> <p>spaces [10] - 2:8, 9:17, 20:7, 26:10, 26:12, 62:11, 80:10, 99:3, 101:3, 101:4</p> <p>span [1] - 26:17</p> <p>speaker [1] - 38:15</p> <p>speaking [2] - 88:14, 156:11</p> <p>speaks [1] - 110:18</p> <p>Special [11] - 2:6, 3:5, 8:10, 10:4, 13:5, 13:8, 184:1, 188:7, 192:12, 202:11, 202:13</p> <p>special [1] - 10:2</p> <p>species [2] - 12:9, 127:5</p> <p>specific [3] - 20:5, 125:1, 153:9</p> <p>specifically [3] - 72:8, 128:14, 135:8</p> <p>specification [1] - 134:17</p> <p>spell [1] - 38:9</p> <p>Spelling [1] - 49:4</p> <p>spend [1] - 40:6</p> <p>spending [2] - 41:18, 114:18</p> <p>spirit [9] - 72:6, 72:15, 74:18, 99:17, 111:8, 112:4, 205:14, 205:16, 206:15</p> <p>spite [1] - 95:3</p>	<p>split [2] - 28:17, 193:3</p> <p>spoken [2] - 138:8, 180:11</p> <p>sponsor [1] - 173:1</p> <p>Sporting [1] - 152:18</p> <p>spot [3] - 22:6, 51:8, 51:13</p> <p>spots [2] - 51:5, 51:10</p> <p>spread [1] - 103:15</p> <p>spreading [1] - 103:13</p> <p>spur [1] - 9:10</p> <p>square [20] - 2:8, 10:1, 41:1, 100:5, 149:15, 149:18, 180:6, 181:15, 189:14, 190:6, 190:9, 193:1, 193:2, 193:10, 193:11, 193:12, 193:15, 206:6, 206:13</p> <p>Square [22] - 2:11, 6:12, 14:9, 14:17, 15:11, 16:1, 19:9, 23:18, 40:15, 53:5, 54:15, 54:16, 57:17, 121:10, 122:3, 171:4, 172:18, 174:14, 175:2, 177:8, 178:8, 203:9</p> <p>SS [1] - 214:3</p> <p>Stabilization [2] - 43:15, 179:16</p> <p>stack [1] - 27:9</p> <p>stacked [1] - 137:2</p> <p>Staff [1] - 1:13</p> <p>staff [5] - 120:6, 161:6, 162:3, 171:7, 212:11</p> <p>stage [1] - 4:18</p> <p>stair [1] - 63:16</p> <p>stairs [1] - 39:6</p> <p>stairway [1] - 63:17</p> <p>standard [2] - 94:17, 99:6</p> <p>standards [2] - 10:13, 194:12</p> <p>standing [2] - 17:1, 72:13</p> <p>standpoint [1] - 153:11</p> <p>stare [1] - 155:4</p> <p>staring [1] - 52:8</p> <p>start [12] - 41:15, 48:17, 63:6, 68:9, 92:10, 100:1, 106:8, 125:12, 127:10, 163:4, 188:18, 189:1</p> <p>started [4] - 71:12, 122:4, 143:12,</p>
--	--	--	--	--

<p>189:11 starting [3] - 14:15, 35:18, 195:15 starts [1] - 35:6 state [5] - 38:9, 59:5, 99:6, 99:10, 170:17 statement(s) [1] - 213:17 station [4] - 47:11, 90:4, 152:8, 194:1 stations [1] - 90:2 status [2] - 107:11, 107:16 statutory [1] - 109:2 stay [1] - 98:1 staying [1] - 50:1 stenographer [1] - 170:18 step [13] - 10:18, 28:11, 28:12, 35:12, 39:18, 74:15, 84:9, 84:16, 146:14, 147:5, 148:16, 149:7, 149:13 steps [1] - 30:13 Stern [1] - 7:1 Steve [3] - 104:8, 178:13, 208:6 STEVEN [46] - 70:13, 75:12, 78:9, 79:2, 82:2, 82:9, 82:13, 84:2, 85:9, 90:2, 90:7, 104:9, 106:17, 107:2, 107:4, 107:7, 108:4, 110:9, 111:1, 111:6, 138:4, 140:13, 144:9, 145:4, 145:14, 146:6, 146:11, 152:9, 153:15, 154:15, 155:11, 160:10, 161:9, 162:6, 164:13, 165:3, 169:14, 186:12, 194:11, 197:1, 198:14, 199:14, 204:13, 207:18, 208:8, 210:9 Steven [1] - 1:9 steward [2] - 39:9, 99:16 stewards [1] - 99:18 sticks [2] - 141:15, 142:4 still [11] - 107:4, 110:4, 116:10, 116:17, 119:2, 125:10, 132:7, 140:10, 185:3, 198:16, 202:1</p>	<p>stop [3] - 63:12, 74:11, 194:2 stopped [1] - 155:4 storage [2] - 98:15, 100:10 stories [5] - 20:9, 21:4, 39:16, 60:12, 61:6 story [13] - 16:7, 17:17, 18:4, 20:6, 24:5, 28:18, 30:14, 35:11, 62:2, 81:18, 96:7, 115:11 strange [2] - 100:14, 212:5 strategy [2] - 66:17, 137:5 straw [2] - 159:6, 162:2 street [49] - 7:10, 9:8, 9:11, 11:15, 12:4, 13:16, 22:14, 23:8, 33:2, 34:2, 34:5, 34:6, 41:10, 43:17, 45:5, 46:18, 48:6, 51:15, 51:17, 55:10, 57:7, 57:13, 59:8, 62:12, 74:4, 79:16, 80:14, 95:9, 96:3, 97:4, 105:18, 106:11, 106:12, 107:4, 107:11, 108:1, 108:12, 109:3, 111:2, 114:1, 114:11, 114:14, 151:7, 162:15, 173:3, 177:9, 202:2, 207:4, 207:12 Street [16] - 2:6, 2:9, 8:10, 9:7, 11:17, 15:1, 16:6, 17:6, 53:8, 55:7, 58:1, 60:2, 62:6, 172:16, 177:1, 177:4 streets [2] - 108:16, 195:4 strip [3] - 34:7, 65:17, 98:1 strong [1] - 19:3 strongly [2] - 165:7, 209:2 structure [4] - 24:5, 82:18, 100:8, 175:18 structured [1] - 181:11 structures [4] - 35:13, 180:15, 191:5, 193:7 STUART [10] - 131:17, 132:18, 133:2,</p>	<p>160:9, 199:2, 199:17, 200:18, 204:7, 204:14, 204:18 Stuart [5] - 1:14, 161:13, 186:4, 198:18, 199:14 studies [2] - 73:4, 128:15 studios [2] - 26:17, 27:3 study [8] - 4:16, 35:14, 40:3, 48:2, 50:11, 82:4, 83:11, 83:16 stumps [1] - 54:9 styles [1] - 165:15 subject [3] - 56:17, 111:10, 117:12 submittals [1] - 120:7 submitted [2] - 176:2, 184:18 subscribe [1] - 213:16 substantial [2] - 93:10, 195:6 substantially [4] - 60:18, 148:11, 148:14, 148:16 sudden [1] - 103:3 suddenly [1] - 146:2 suffering [1] - 112:10 sufficient [2] - 77:4, 78:7 suggest [3] - 111:18, 172:12, 184:5 suggested [5] - 70:18, 76:7, 82:3, 120:12, 177:6 suggesting [4] - 110:10, 112:16, 112:17, 207:8 suggestion [3] - 108:7, 172:14, 204:1 suggestions [2] - 108:5, 109:17 summary [3] - 76:4, 76:17, 78:14 summer [1] - 36:18 sun [1] - 50:12 sunlight [1] - 40:2 sunsetters [1] - 58:5 superimposed [1] - 20:12 supply [2] - 47:4, 67:7 support [3] - 87:2, 87:3, 209:9 supports [2] - 206:1, 207:2 supposed [2] - 62:9,</p>	<p>76:4 surprise [1] - 180:16 survive [1] - 91:7 suspect [2] - 77:1, 188:14 sustainable [1] - 60:6 SUZANNAH [3] - 155:13, 155:17, 212:14 Suzannah [6] - 1:15, 155:9, 159:2, 160:17, 161:2, 161:13 Swaathi [1] - 1:15 switch [4] - 124:10, 125:3, 178:9 switches [2] - 101:15, 175:18 symmetrical [11] - 140:6, 153:8, 153:16, 153:18, 155:7, 155:18, 157:6, 159:17, 160:6, 160:9, 162:6 symmetry [2] - 136:16, 164:16 system [12] - 48:18, 64:8, 64:14, 64:18, 81:16, 84:13, 137:12, 139:10, 140:3, 195:13, 198:6, 198:9 systems [4] - 65:5, 139:10, 139:18, 140:1</p>	<p>technical [1] - 34:12 Ted [2] - 136:4, 140:14 ten [6] - 27:3, 67:3, 89:13, 183:5, 188:14, 206:17 ten-foot [1] - 89:13 tenant [3] - 191:12, 193:8, 207:2 term [1] - 80:2 terms [21] - 4:11, 12:3, 13:13, 14:3, 65:7, 72:4, 72:13, 72:15, 84:12, 85:1, 125:15, 158:13, 194:15, 199:3, 199:7, 199:14, 201:18, 203:6, 204:8, 204:9, 205:4 terrain [1] - 81:10 terribly [1] - 201:1 test [2] - 99:8 tested [2] - 99:5, 99:8 testimony [2] - 70:16, 93:2 testing [1] - 98:16 text [1] - 64:2 THACHER [3] - 113:18, 161:7, 209:11 Thacher [3] - 1:11, 113:17, 209:10 THE [8] - 1:2, 1:17, 43:7, 169:9, 214:14, 214:14, 214:15, 214:15 themselves [3] - 39:10, 73:16, 126:7 THEODORE [100] - 121:7, 128:6, 132:13, 134:6, 134:8, 134:12, 135:18, 136:5, 136:9, 136:13, 138:6, 138:14, 141:18, 142:3, 142:7, 142:12, 145:16, 146:8, 146:12, 150:12, 151:3, 151:6, 151:11, 151:18, 152:4, 152:14, 153:13, 155:3, 155:9, 159:5, 159:9, 159:11, 159:16, 160:1, 160:4, 160:8, 160:17, 161:5, 161:11, 162:10, 163:14, 164:1, 164:6, 164:15, 165:6, 168:6,</p>
T				
<p>tab [3] - 139:8, 139:15, 140:3 table [3] - 70:12, 76:12, 92:5 tall [2] - 39:16, 167:13 taller [5] - 36:6, 81:17, 137:14, 147:17, 148:3 tank [1] - 98:15 tanks [1] - 98:18 task [1] - 178:13 Task [1] - 177:12 taupe [1] - 156:8 tax [1] - 95:6 taxis [1] - 110:1 tea [1] - 50:15 TEAGUE [3] - 53:4, 176:18, 177:3 Teague [4] - 53:8, 176:18, 177:4, 179:18 team [2] - 45:14, 49:10</p>				

<p>168:10, 170:1, 170:4, 170:7, 170:9, 170:15, 173:8, 175:12, 176:13, 179:9, 182:1, 182:12, 182:16, 183:4, 183:12, 184:7, 184:11, 185:8, 186:1, 186:4, 186:8, 186:13, 187:13, 194:9, 194:13, 195:18, 196:3, 196:8, 197:11, 198:17, 199:13, 200:10, 200:16, 201:10, 202:17, 204:4, 204:17, 205:6, 208:3, 208:6, 208:9, 209:6, 209:10, 209:12, 210:5, 210:12, 210:14, 210:16, 211:7, 211:11, 211:14, 211:17, 212:9, 212:16</p> <p>Theodore [1] - 1:8</p> <p>theoretically [1] - 51:12</p> <p>therefor [1] - 213:7</p> <p>therefore [3] - 40:9, 62:10, 107:17</p> <p>thesis [1] - 155:11</p> <p>they've [4] - 54:5, 95:1, 201:2, 201:4</p> <p>thinking [6] - 93:5, 114:4, 142:6, 146:3, 153:14, 205:4</p> <p>third [8] - 27:9, 63:15, 68:17, 81:2, 159:14, 161:17, 165:1, 204:2</p> <p>THIS [1] - 214:14</p> <p>thorough [2] - 124:6, 124:7</p> <p>thousands [1] - 44:17</p> <p>thread [1] - 205:8</p> <p>three [32] - 17:5, 17:17, 18:4, 20:6, 20:8, 21:4, 26:12, 26:17, 27:1, 27:2, 38:10, 41:9, 42:6, 42:8, 51:11, 56:11, 57:3, 60:13, 61:7, 62:2, 67:14, 81:12, 94:14, 96:7, 100:4, 115:10, 150:10, 160:4, 170:18, 171:13</p> <p>three-and-a-half [1] - 20:8</p> <p>three-bedroom [3] -</p>	<p>51:11, 67:14, 100:4</p> <p>three-bedrooms [2] - 26:17, 27:1</p> <p>three-family [1] - 17:5</p> <p>three-point [1] - 26:12</p> <p>three-story [5] - 17:17, 18:4, 20:6, 62:2, 96:7</p> <p>three-unit [2] - 41:9, 62:2</p> <p>threshold [1] - 10:2</p> <p>throughout [1] - 39:13</p> <p>Thursday [2] - 7:13, 7:14</p> <p>ticketing [1] - 59:4</p> <p>tie [2] - 47:3, 160:14</p> <p>tied [1] - 54:18</p> <p>tiered [4] - 130:8, 130:18, 133:15, 144:13</p> <p>tiers [1] - 159:17</p> <p>Tiffany [1] - 1:11</p> <p>TIFFANY [3] - 113:18, 161:7, 209:11</p> <p>tight [1] - 51:15</p> <p>tired [1] - 171:16</p> <p>TO [1] - 214:14</p> <p>today [3] - 113:1, 190:4, 192:15</p> <p>together [11] - 20:14, 55:17, 56:8, 58:3, 72:12, 74:16, 78:13, 78:16, 105:9, 140:9, 202:6</p> <p>Tom [9] - 1:10, 99:14, 135:13, 142:18, 152:15, 153:15, 158:17, 205:6, 209:8</p> <p>TOM [21] - 38:5, 70:3, 70:9, 99:15, 101:6, 135:15, 136:3, 136:8, 136:11, 136:14, 138:13, 139:6, 141:17, 142:11, 152:16, 153:3, 153:17, 154:18, 185:18, 205:7, 210:13</p> <p>Tom's [1] - 156:10</p> <p>tonight [9] - 8:9, 8:15, 55:3, 56:13, 71:8, 71:15, 182:13, 184:3, 191:11</p> <p>tonight's [3] - 4:12, 44:9, 56:17</p> <p>took [1] - 96:2</p> <p>top [14] - 86:15, 98:18, 123:14, 136:18, 137:12,</p>	<p>138:2, 142:11, 142:12, 142:14, 142:17, 153:10, 165:13, 167:15, 168:17</p> <p>topic [1] - 171:8</p> <p>topped [1] - 25:9</p> <p>toss [1] - 197:11</p> <p>total [4] - 190:6, 190:15, 193:10, 193:14</p> <p>totally [1] - 138:18</p> <p>touch [2] - 111:7, 131:9</p> <p>touched [1] - 111:9</p> <p>tough [1] - 116:18</p> <p>towards [3] - 53:5, 172:17, 173:5</p> <p>tower [1] - 127:9</p> <p>towing [1] - 110:14</p> <p>town [4] - 5:18, 17:2, 20:10, 85:17</p> <p>track [1] - 49:1</p> <p>Traffic [1] - 109:16</p> <p>traffic [5] - 57:5, 59:6, 154:11, 154:16, 155:3</p> <p>traffic's [1] - 59:1</p> <p>trained [1] - 140:18</p> <p>transcript [4] - 213:2, 213:6, 213:15, 213:16</p> <p>TRANSCRIPT [1] - 214:14</p> <p>Transcript(s) [1] - 2:4</p> <p>transcripts [1] - 8:5</p> <p>transformer [2] - 175:18, 178:10</p> <p>transition [3] - 104:10, 114:14, 116:18</p> <p>transitioning [1] - 115:6</p> <p>transparency [2] - 134:16, 164:10</p> <p>trash [9] - 26:11, 59:2, 79:8, 80:8, 80:9, 81:1, 81:4, 108:17, 182:7</p> <p>travel [3] - 32:14, 65:16, 109:7</p> <p>treat [1] - 208:17</p> <p>treated [3] - 201:17, 202:8, 208:12</p> <p>treatment [1] - 209:2</p> <p>treatment [5] - 58:2, 122:5, 123:9, 126:10</p> <p>tree [5] - 53:15, 90:14, 127:9, 162:17, 177:7</p>	<p>trees [44] - 11:15, 12:5, 12:9, 17:14, 22:14, 23:9, 26:2, 33:1, 33:3, 42:6, 42:9, 42:10, 43:1, 53:11, 53:16, 54:3, 54:6, 54:7, 54:10, 54:17, 55:2, 82:7, 82:15, 83:1, 83:2, 83:8, 90:12, 90:16, 90:18, 91:1, 91:4, 111:9, 111:11, 111:12, 111:17, 112:2, 117:5, 127:8, 145:7, 177:8, 177:9, 180:5</p> <p>trellis [1] - 185:1</p> <p>trellises [3] - 180:17, 184:13, 184:15</p> <p>tremendous [1] - 174:11</p> <p>tremendously [1] - 165:7</p> <p>trend [1] - 40:10</p> <p>tried [3] - 22:3, 22:13, 74:12</p> <p>triggering [1] - 10:2</p> <p>triple [2] - 18:4, 115:6</p> <p>Trolley [3] - 15:11, 19:9, 57:17</p> <p>troubles [1] - 54:12</p> <p>true [3] - 51:8, 156:12, 214:6</p> <p>Trust [2] - 5:13, 189:5</p> <p>trust [1] - 158:17</p> <p>try [7] - 24:14, 62:7, 72:7, 95:1, 99:18, 105:9, 106:5</p> <p>trying [8] - 6:1, 29:7, 50:1, 83:1, 145:11, 145:15, 157:12, 162:15</p> <p>Tuesday [1] - 1:4</p> <p>turn [2] - 12:11, 26:12</p> <p>turnaround [1] - 181:13</p> <p>turns [3] - 95:17, 125:8, 151:13</p> <p>twenty [2] - 188:13, 210:17</p> <p>two [45] - 6:13, 8:16, 9:13, 16:7, 17:2, 17:5, 17:17, 17:18, 20:12, 21:4, 22:16, 25:4, 27:2, 31:18, 40:3, 42:10, 43:17, 51:11, 61:6, 63:8, 81:18, 94:13, 98:12, 101:1, 107:18, 123:6, 130:8, 130:18, 132:11,</p>	<p>135:11, 142:10, 159:14, 159:15, 159:17, 165:15, 173:16, 175:5, 182:13, 190:12, 192:18, 193:3, 193:7, 197:15, 198:3</p> <p>two-and-a-half [2] - 17:17, 22:16</p> <p>two-bedroom [1] - 51:11</p> <p>two-bedrooms [1] - 27:2</p> <p>two-dimensional [1] - 40:3</p> <p>two-story [2] - 16:7, 81:18</p> <p>two-tiered [2] - 130:8, 130:18</p> <p>type [4] - 13:17, 26:7, 33:16, 183:16</p> <p>types [1] - 201:14</p> <p>typical [5] - 26:15, 27:6, 33:4, 33:10, 93:4</p> <p>typically [3] - 26:8, 35:15, 85:5</p> <p>typos [1] - 61:11</p>
U				
			<p>ultimately [2] - 105:7, 156:6</p> <p>unaccepted [5] - 13:16, 57:13, 79:15, 79:16, 109:15</p> <p>unanimous [1] - 209:14</p> <p>under [17] - 13:8, 21:7, 67:4, 84:8, 98:14, 107:8, 116:3, 156:5, 156:6, 178:12, 184:4, 190:2, 190:15, 190:17, 192:15, 193:11, 206:6</p> <p>UNDER [1] - 214:15</p> <p>underground [8] - 2:8, 9:6, 22:5, 26:9, 90:6, 98:18, 99:4, 115:11</p> <p>underleased [1] - 190:2</p> <p>undermine [1] - 98:8</p> <p>underserved [1] - 57:11</p> <p>undersigned [1] - 214:4</p> <p>understood [3] - 140:10, 140:11,</p>	

<p>180:17 undertaking [1] - 97:16 undeveloped [1] - 22:9 undisturbed [1] - 25:12 unfortunately [3] - 130:9, 157:16, 193:6 UNIDENTIFIED [2] - 43:7, 169:9 unit [13] - 41:1, 41:2, 41:9, 56:15, 62:2, 63:16, 67:14, 96:7, 100:4, 100:5, 100:11, 100:17, 101:10 units [25] - 9:16, 15:14, 17:5, 17:18, 18:8, 26:17, 27:7, 37:5, 40:5, 40:8, 40:18, 41:4, 48:2, 51:4, 51:7, 51:9, 56:13, 63:13, 82:5, 82:6, 84:2, 85:2, 93:14, 118:12 University [1] - 151:16 unjoining [1] - 206:16 UNLESS [1] - 214:15 unregulated [1] - 108:9 unrelated [1] - 63:9 unscreened [1] - 146:9 up [88] - 4:12, 5:5, 6:4, 7:8, 7:17, 12:8, 14:18, 15:13, 15:17, 16:13, 17:6, 18:3, 19:10, 21:18, 22:15, 23:1, 23:3, 24:9, 27:9, 28:7, 28:15, 29:1, 30:5, 31:1, 31:10, 32:10, 32:11, 38:11, 39:6, 40:13, 42:14, 45:17, 46:10, 48:6, 53:4, 62:5, 62:8, 64:4, 67:5, 69:9, 75:12, 80:3, 80:11, 81:4, 83:13, 86:11, 90:5, 97:15, 100:11, 102:5, 108:1, 109:2, 110:17, 111:10, 114:9, 121:3, 129:7, 139:3, 140:17, 141:14, 141:15, 142:4, 146:1, 146:4, 146:9, 147:14, 147:15, 150:7, 151:14, 151:15,</p>	<p>152:1, 154:17, 155:1, 158:11, 165:10, 165:14, 177:14, 181:15, 182:2, 186:16, 191:14, 192:3, 196:16, 201:5, 204:1, 210:17 Update [1] - 2:2 update [3] - 4:6, 4:16, 5:3 updated [2] - 8:1, 133:11 updates [1] - 4:11 upgrade [1] - 88:8 upgraded [1] - 88:18 upgrading [1] - 88:17 Upland [1] - 172:16 upper [3] - 3:3, 143:15, 188:1 urban [1] - 94:15 urge [1] - 42:17 usage [1] - 194:16 uses [2] - 195:9, 202:13 utilities [10] - 13:18, 14:3, 64:7, 64:9, 87:15, 88:13, 88:16, 89:13, 91:10, 107:8 utility [3] - 64:1, 111:11, 163:6</p>	<p>20:9, 20:10, 24:13, 29:5, 30:7, 30:16, 31:5, 131:7, 131:18, 143:4, 143:6, 143:9, 144:1, 145:3, 152:17, 152:18, 153:6, 154:7, 157:7, 158:12, 166:12, 166:13, 197:12, 198:12, 199:4, 199:8, 200:6 viewed [1] - 137:10 viewing [1] - 212:3 views [4] - 87:7, 112:2, 155:7, 155:8 vine [1] - 127:1 virtually [2] - 37:1, 138:18 virtue [1] - 130:2 visibility [1] - 205:17 visible [2] - 44:15, 136:2 vision [1] - 146:3 visit [1] - 116:4 visiting [1] - 116:15 visualize [1] - 146:17 visually [2] - 140:9, 198:2 volume [4] - 28:16, 30:4, 213:6 volumes [2] - 24:10, 28:16 vote [10] - 152:11, 155:6, 159:6, 160:9, 160:18, 161:2, 162:1, 162:2, 162:7, 186:1 voted [1] - 153:16 voting [1] - 153:17</p>	<p>64:18, 65:3, 67:6, 67:7, 88:4, 89:8, 99:5, 99:8 wax [1] - 111:2 ways [3] - 44:7, 106:5, 108:16 week [3] - 7:12, 7:13, 7:14 weeks [2] - 5:9, 59:5 weigh [1] - 45:10 welcome [1] - 73:10 wells [2] - 98:17, 177:7 west [2] - 167:11, 191:17 whatnot [1] - 125:3 whereby [1] - 75:15 WHEREOF [1] - 214:7 White [1] - 16:12 white [2] - 21:15, 156:7 whole [7] - 34:18, 46:9, 83:6, 111:2, 170:11, 173:14, 196:5 Wi [1] - 183:3 Wi-Fi [1] - 183:3 wide [4] - 23:2, 60:17, 67:3, 89:13 wife [1] - 50:15 wilderness [3] - 106:17, 108:9, 114:3 willing [6] - 73:14, 75:3, 75:10, 110:2, 165:9, 209:13 wind [1] - 135:6 window [1] - 94:8 windows [2] - 32:1, 100:8 winter [4] - 18:17, 37:3, 50:12, 51:17 wish [1] - 173:9 wished [1] - 71:3 wishes [3] - 59:16, 176:14, 183:10 WITNESS [1] - 214:7 won [1] - 162:7 wondering [1] - 168:4 wood [5] - 31:8, 32:5, 102:10, 119:12, 119:13 wood-like [1] - 32:5 wooden [4] - 166:17, 167:14, 168:16 word [2] - 82:12, 139:8 words [1] - 37:16 workplace [2] - 205:17, 206:1 works [5] - 26:13,</p>	<p>36:11, 92:18, 124:9, 140:8 world [1] - 114:17 worry [1] - 38:11 worth [1] - 114:18 wow [1] - 107:2 wrap [3] - 42:13, 46:10, 163:6 wrote [2] - 54:16, 171:8 www.reportersinc.com [1] - 1:18</p>
V		<p>Y</p> <p>yard [1] - 59:9 yards [2] - 16:15, 19:6 year [8] - 41:7, 41:8, 54:8, 99:5, 142:10, 189:11, 192:3, 206:17 years [14] - 15:15, 16:2, 19:17, 40:14, 55:9, 99:5, 173:15, 174:3, 174:13, 175:6, 189:10, 190:14, 201:3, 201:4 YEARWOOD [1] - 61:16 Yearwood [1] - 61:17 yellow [2] - 35:18, 48:17 young [1] - 172:15 YOUNG [2] - 175:14, 175:15 Young [1] - 175:15 yourself [1] - 112:15 yourselves [1] - 111:4</p>		
W		Z		
<p>vacant [1] - 192:5 Valentine [1] - 92:2 valid [1] - 152:17 valuable [1] - 59:11 van [2] - 80:3, 101:16 variety [1] - 27:4 various [3] - 44:6, 158:15, 172:11 vast [3] - 44:16, 174:2, 174:15 vehicle [1] - 190:1 vehicles [4] - 59:5, 190:13, 190:14, 190:15 Velo [1] - 40:12 verify [1] - 154:3 versus [4] - 132:11, 135:2, 135:11, 143:10 vested [1] - 39:8 vestige [1] - 144:13 viable [1] - 140:6 Vice [1] - 1:8 vicinity [1] - 185:15 view [33] - 16:5, 18:7, 19:3, 19:15, 20:2,</p>	<p>W.R [1] - 53:14 walk [4] - 11:2, 22:18, 52:4, 53:9 walkway [1] - 31:14 walkways [1] - 33:10 wall [18] - 18:10, 25:8, 30:1, 50:4, 50:6, 52:8, 82:17, 86:6, 87:3, 98:1, 98:8, 98:9, 115:9, 140:7, 162:15, 165:13, 166:13 walls [1] - 140:8 wants [2] - 92:10, 175:13 waste [1] - 141:12 water [15] - 13:18, 14:4, 47:2, 47:3, 64:7, 64:13, 64:14,</p>	<p>Zelinski [2] - 214:4, 214:10 Zinc [3] - 142:1, 142:3, 177:13 zone [2] - 20:15, 46:10 zoning [8] - 6:15, 20:11, 20:12, 37:7, 92:18, 104:14, 104:17, 104:18 zoom [1] - 132:5</p>		